



## MISSISSAUGA

### NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW

DATE OF NOTICE	December 15, 2022	
OPA NUMBER	OPA 152 (By-law 0239-2022)	
ZONING BY-LAW NUMBER	0240-2022	
DATE PASSED BY COUNCIL	December 07, 2022	
LAST DATE TO FILE APPEAL	<b>January 04, 2023</b>	
FILE NUMBER	OZ/OPA 21-4	Ward 7
APPLICANT	Blackthorne Development Corp.	
PROPERTY LOCATION	The lands affected by this Amendment are located at the northwest corner of Dundas Street West and Parkerhill Road. The subject lands are located in the Cooksville Neighbourhood Character Area, as identified in Mississauga Official Plan.	

**TAKE NOTICE** that on December 07, 2022 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 152 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended. Council has considered the written and oral submissions from the public on this matter.

**THE PURPOSE AND EFFECT** of the Official Plan Amendment is to change the land use designation of the subject lands from Mixed Use to Residential High Density and Greenlands, and to add a Special Site to the Cooksville Neighbourhood Character Area.

The purpose of the Zoning By-law is to permit a 14 storey stepped apartment building with commercial uses on the ground floor. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C3-26" (General Commercial - Exception) to "H-RA4-55" (Apartments - Exception with a Holding Provision) and "G1" (Greenlands - Natural Hazards). A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

**The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 152 is in full force and effect.**

**The proposed official plan amendment is exempt from approval by the Regional Municipality of Peel. The decision of Council is final if a Notice of Appeal is not received on or before the last date of appeal noted above.**

**IF YOU WISH TO APPEAL** to the Ontario Land Tribunal, a copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/>. An appeal may be filed by registered mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **January 04, 2023**.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee prescribed under the *Ontario Land Tribunal Act* in the amount of \$1,100.00 per application, payable by certified cheque or money order to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>;
- 3) be accompanied by a fee in the amount of \$300.00, payable to the City of Mississauga.

**MORE INFORMATION:** A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at [www.mississauga.ca/portal/cityhall/publicnotices](http://www.mississauga.ca/portal/cityhall/publicnotices) or from **Andrea Dear** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 8615.

Sacha Smith, Manager & Deputy Clerk  
Legislative Services,  
Corporate Services Department  
905-615-3200 X 4516

**Amendment No. 152**

**to**

**Mississauga Official Plan**

By-law No. 0239 - 2022

A by-law to Adopt Mississauga Official Plan Amendment No. 152

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing authorized the Regional Municipality of Peel ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 152, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a change in land use designation in the Cooksville Neighbourhood Character Area;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 152 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 7<sup>th</sup> day of December, 2022.

Signed Bonnie Chambers Signed W. J. Rush  
MAYOR CLERK

**Amendment No. 152**  
**to**  
**Mississauga Official Plan**

The following text and Maps "A" to "E" attached constitute Amendment No. 152.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated July 15, 2022, pertaining to this Amendment.

## **PURPOSE**

The purpose of this Amendment is to change the land use designation of the subject lands from Mixed Use to Residential High Density and Greenlands, and to add a Special Site to the Cooksville Neighbourhood Character Area.

## **LOCATION**

The lands affected by this Amendment are located at the northwest corner of Dundas Street West and Parkerhill Road. The subject lands are located in the Cooksville Neighbourhood Character Area, as identified in Mississauga Official Plan.

## **BASIS**

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

The subject lands are designated Mixed Use which permits a variety of uses including residential and commercial.

The proposed Amendment is required to redesignate the subject lands from Mixed Use to Residential High Density to permit a 14 storey apartment dwelling with commercial uses on the ground floor and to Greenlands for a portion of the lands abutting Mary Fix Creek.

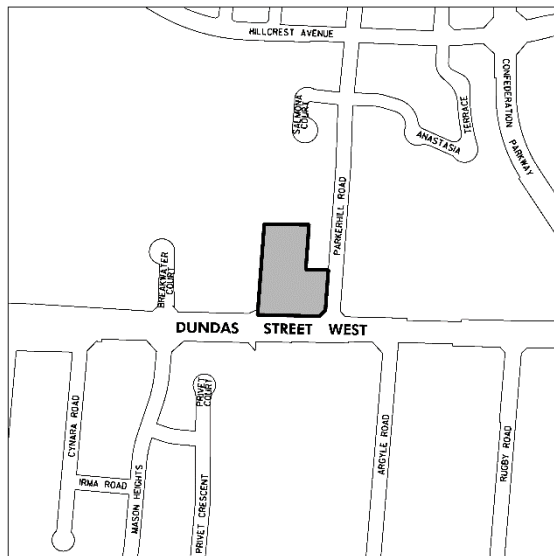
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The subject site is located along an Intensification Corridor and Higher Order Transit Corridor and the proposed development is compact and transit supportive.
2. The proposal is compatible with adjacent uses and contributes to a mix of housing types, tenures and at varying price points to accommodate households of many income levels, within the area.
3. The portion of the lands to be designated Greenlands has been identified as hazard lands and will be gratuitously dedicated to the City.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.6, Cooksville Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 10 on Map 16-6: Cooksville Neighbourhood Character Area, in accordance with the Special Site Policies.
2. Section 16.6.5, Special Site Policies, Cooksville Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

### 16.6.5.10 Site 10



16.6.5.10.1 The lands identified as Special Site 10 are located at the northwest corner of Dundas Street West and Parkerhill Road.

16.6.5.10.2 Notwithstanding the policies of this Plan, an apartment dwelling with a maximum height of 14 storeys will be permitted.

3. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by adding lands to the Green System as shown on Map "A" of this Amendment.
4. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by adding lands to the Green System as shown on Map "B" of this Amendment.
5. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by adding lands to Linkages and by adjusting the Natural Hazards boundary line, as shown on Map "C" of this Amendment.
6. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by adding lands to the Public and Private Open Spaces, as shown on Map "D" of this Amendment.

7. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Mixed Use to Residential High Density and Greenlands, as shown on Map "E" of this Amendment.

## **IMPLEMENTATION**

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

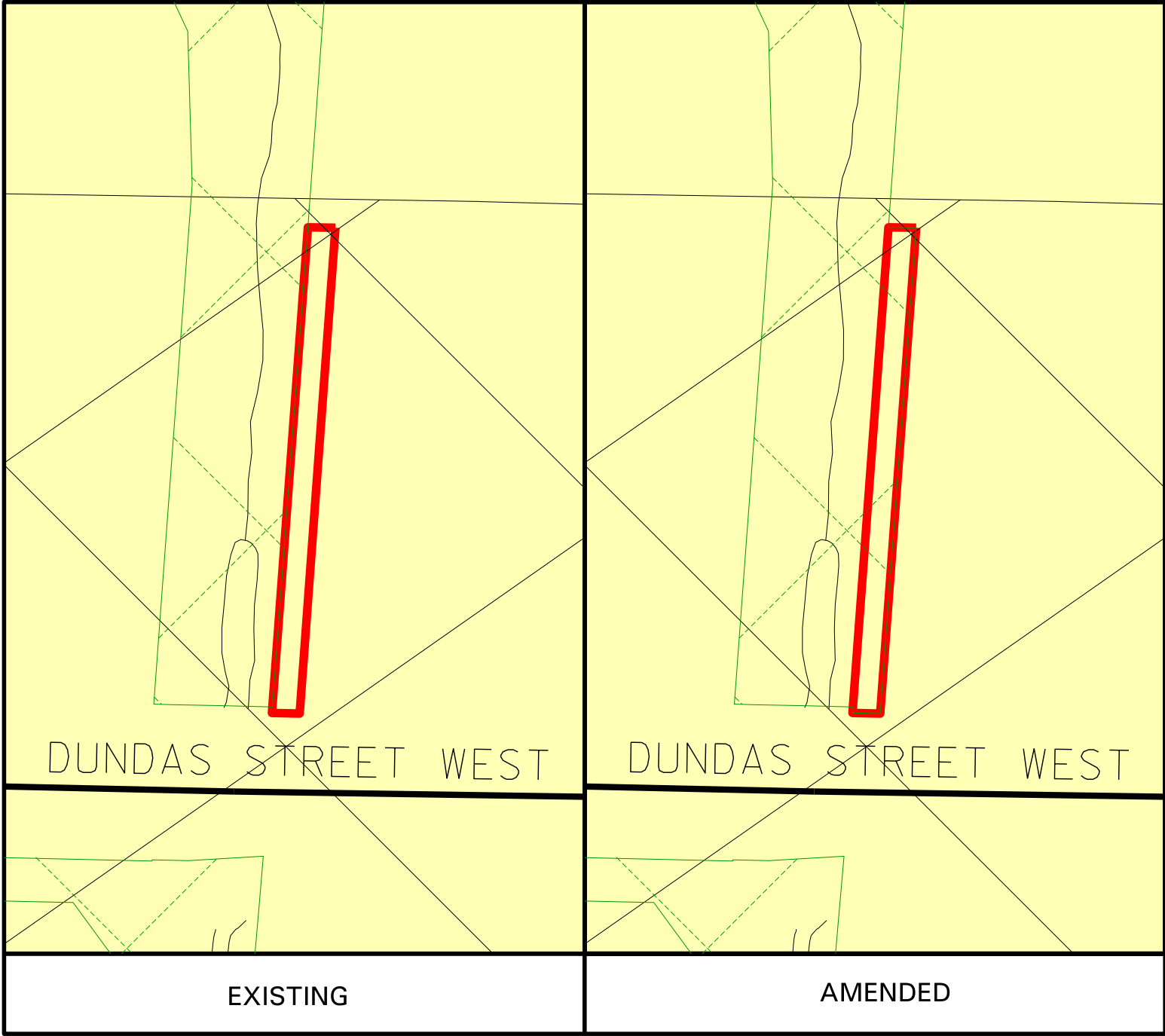
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan October 21, 2021.

## **INTERPRETATION**

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.





## LEGEND


### GREEN SYSTEM

 Green System

### CITY STRUCTURE

 Downtown

 Major Node

 Community Node

 Neighbourhood


 Corporate Centre

 Employment Area

 Special Purpose Area

### CORRIDORS

 Corridor

 Intensification Corridor

 AREA OF AMENDMENT

Note:  
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'A'  
Part of  
Schedule 1-Urban System  
of Mississauga Official Plan



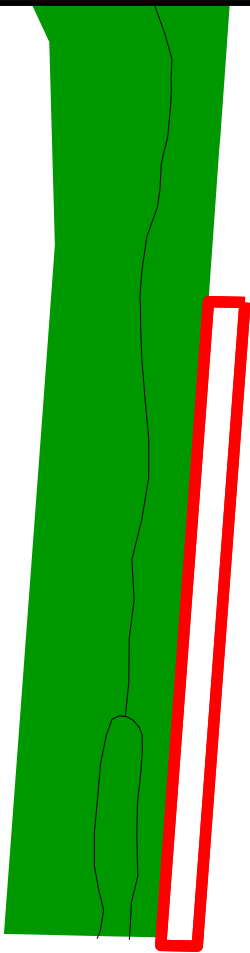
LEGEND:

 AREA OF AMENDMENT

Note:  
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.

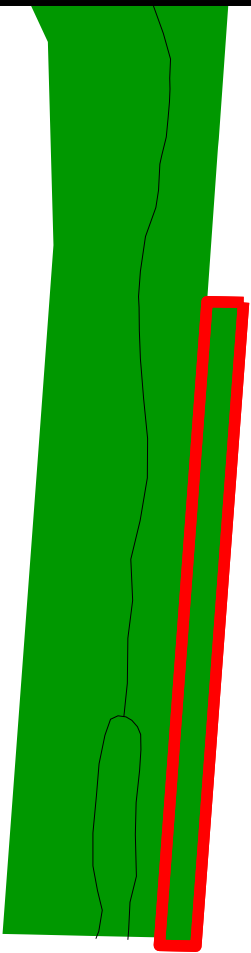


MAP 'B'  
Part of Schedule 1a  
Urban System - Green System  
of Mississauga Official Plan



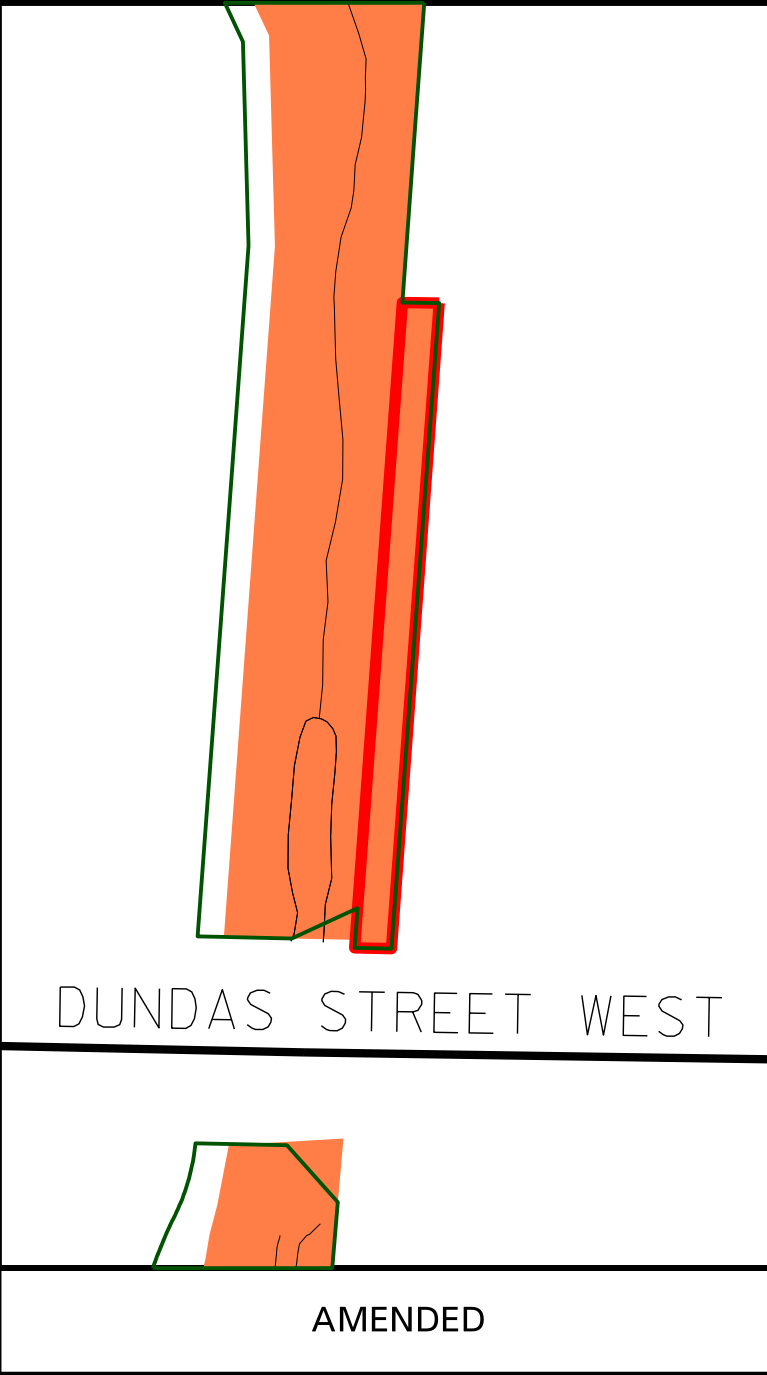
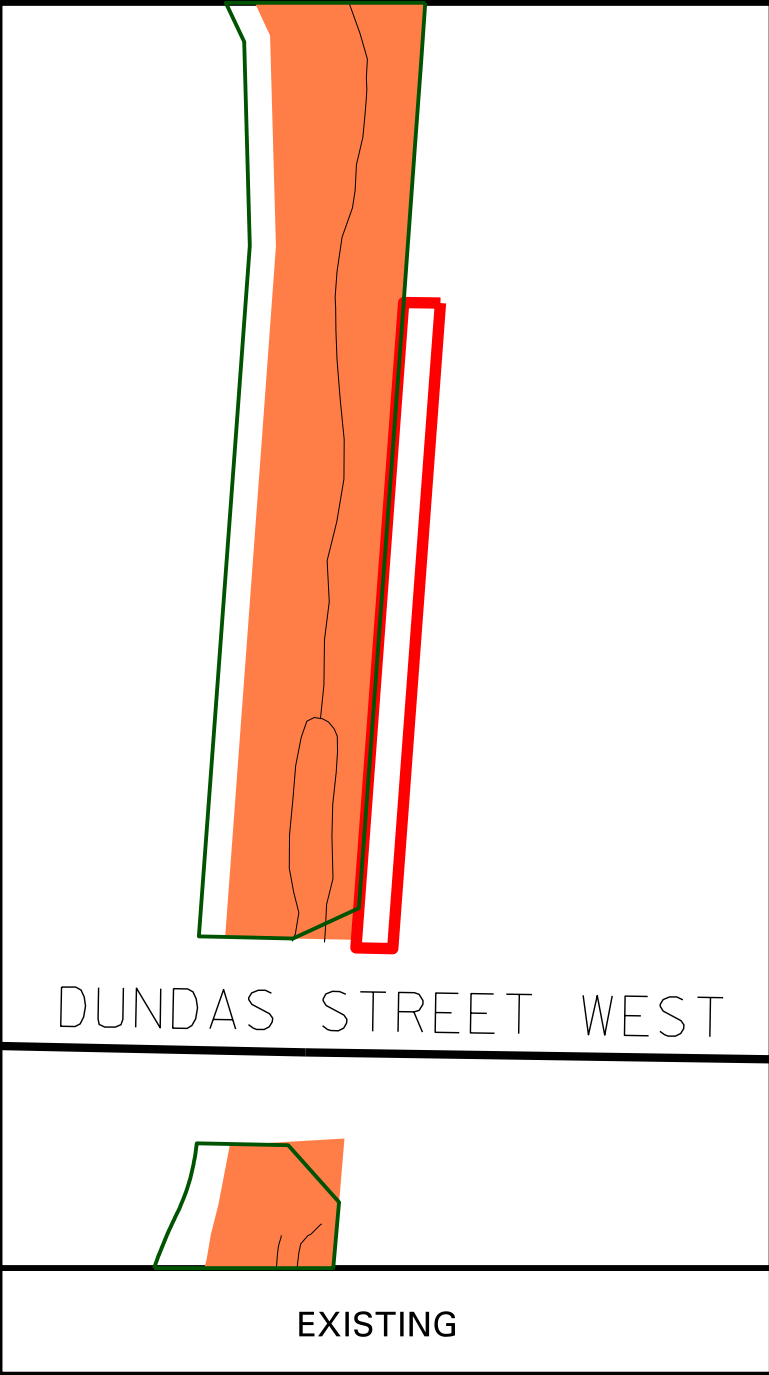
DUNDAS STREET WEST

EXISTING



DUNDAS STREET WEST

AMENDED



### LEGEND

**Natural Heritage System:**

- Significant Natural Areas and Natural Green Spaces
- Special Management Areas
- Linkages
- Residential Woodlands
- Provincially Significant Wetlands
- Other Wetlands
- Areas of Natural and Scientific Interest Provincial Significance
- Areas of Natural and Scientific Interest Regional Significance

**Natural Hazards:**

- Natural Hazards
- Two Zone Floodplain Regulations
- Special Policy Area Floodplain

**AREA OF AMENDMENT**

**Notes:**

- The entire Green System is shown on Schedule 1a.
- Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
- The limits of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

010203040metres

MAP 'C'

Part of Schedule 3  
Natural System  
of Mississauga Official Plan

MISSISSAUGA

LEGEND

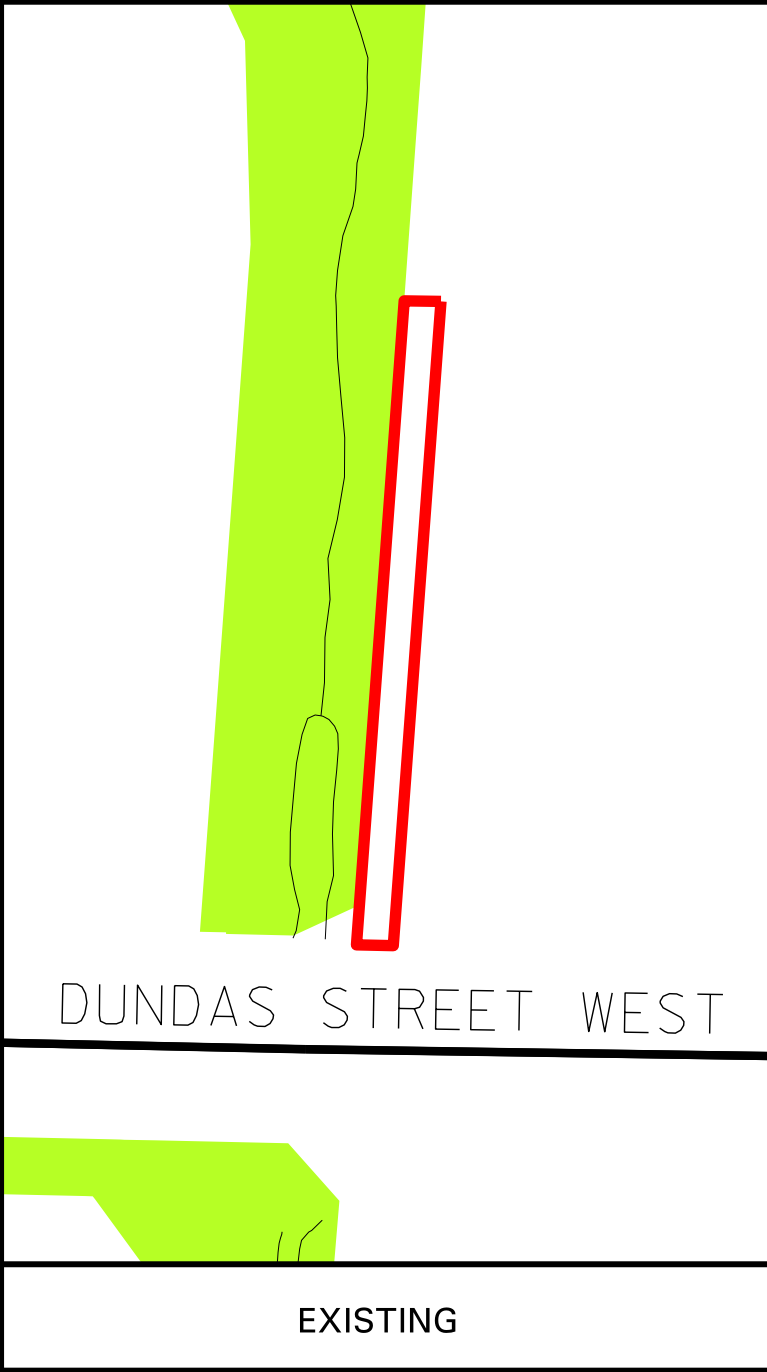
-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT

- Notes:
- 1. The entire Green System is shown on Schedule 1a.
  - 2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
  - 3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenlands as shown on Schedule 10.

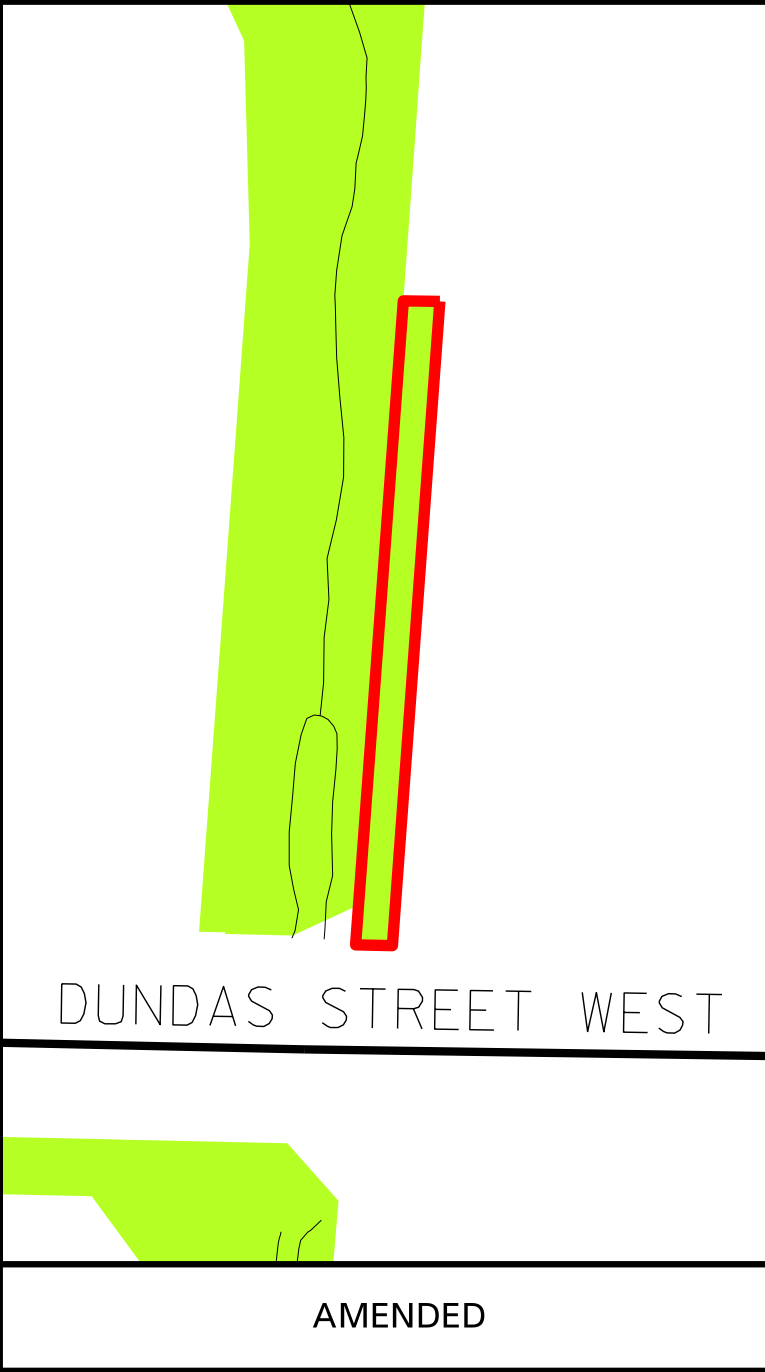


MAP 'D'

Part of Schedule 4  
Parks and Open Spaces  
of Mississauga Official Plan

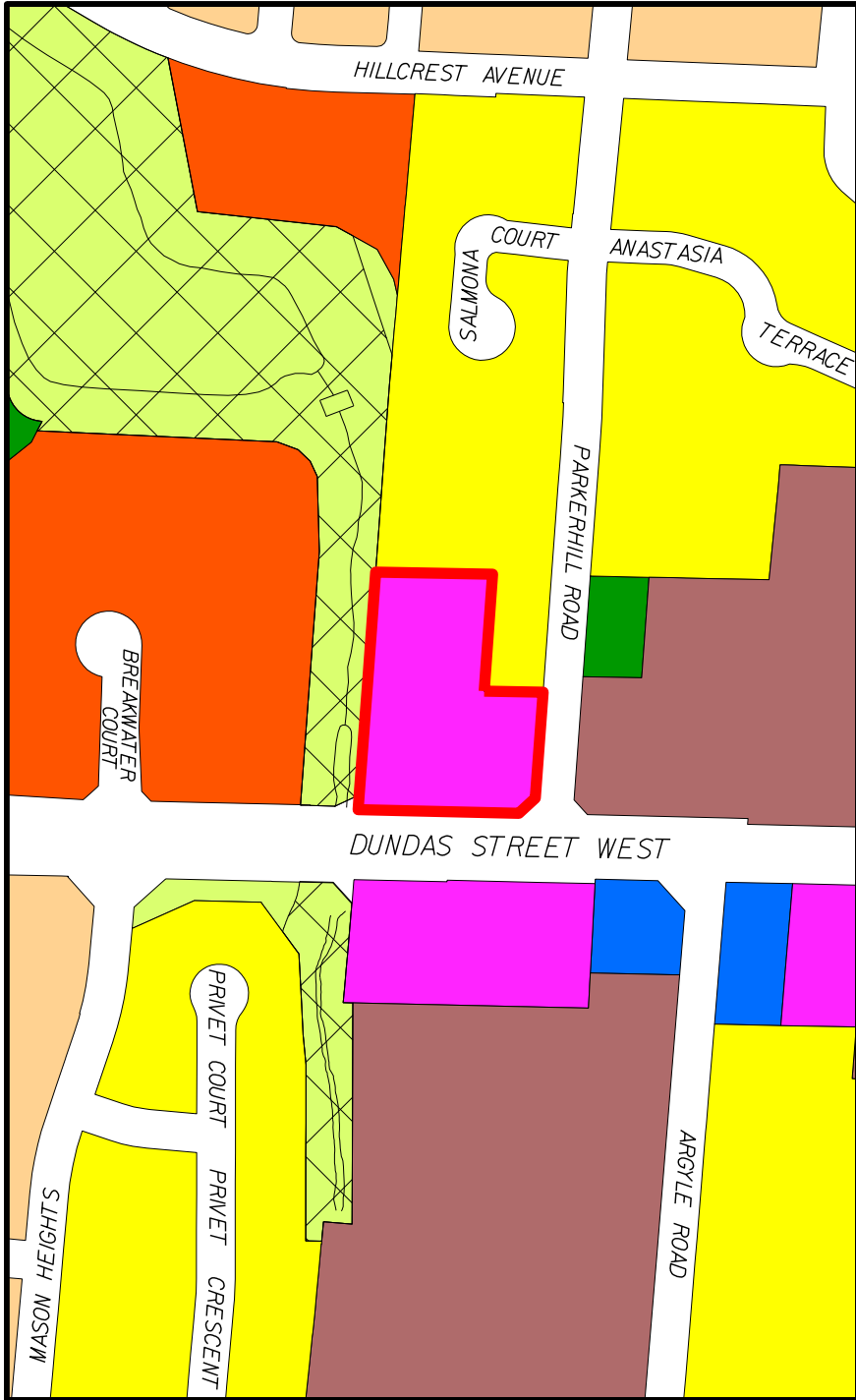


EXISTING

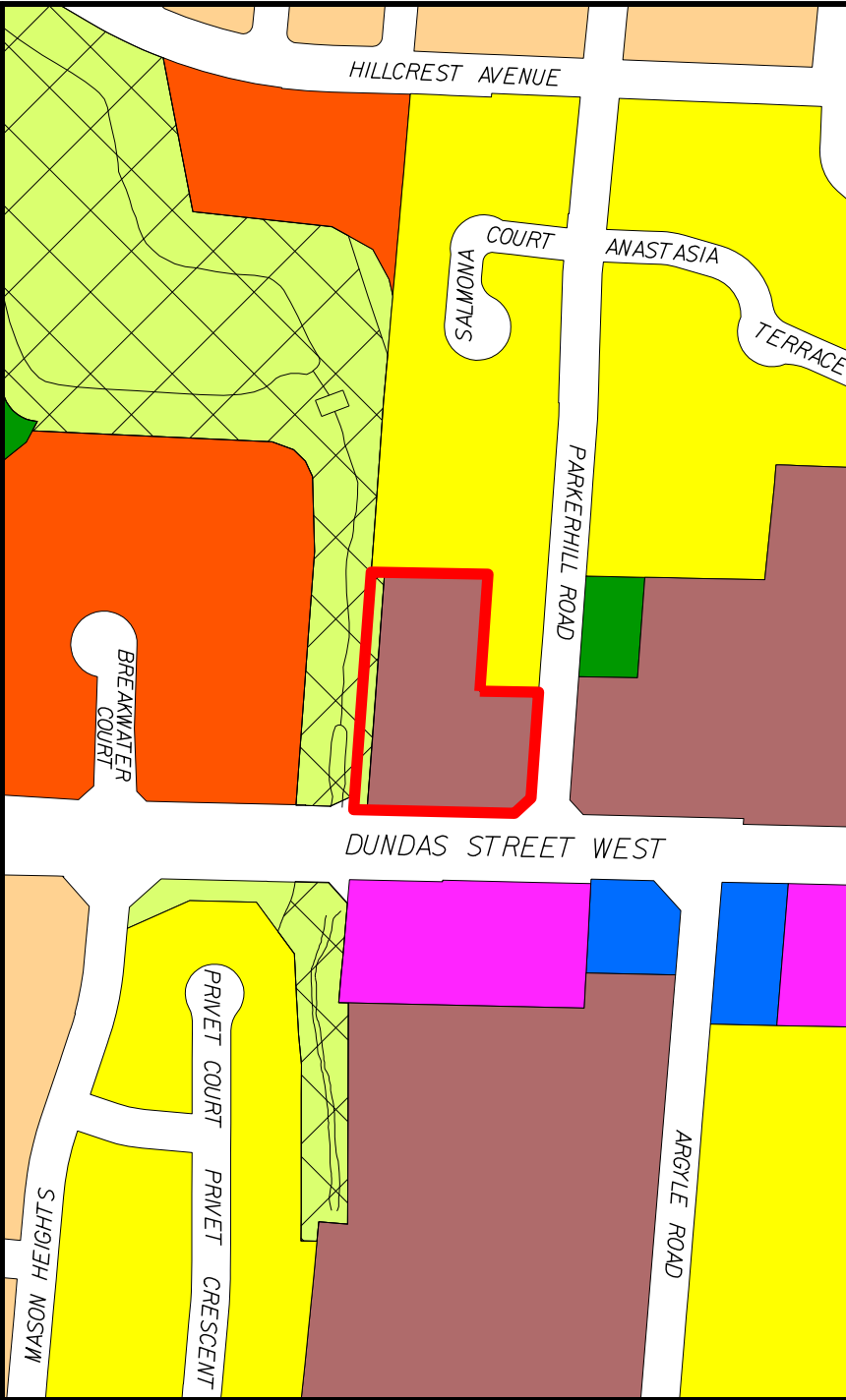


AMENDED

1/12/24/2022  
brerlc  
PB-HalfSize.tbl



EXISTING LAND USE DESIGNATION



AMENDED LAND USE DESIGNATION

### LAND USE DESIGNATIONS

- |                            |                    |
|----------------------------|--------------------|
| Residential Low Density I  | Airport            |
| Residential Low Density II | Institutional      |
| Residential Medium Density | Public Open Space  |
| Residential High Density   | Private Open Space |
| Mixed Use                  | Greenlands         |
| Convenience Commercial     | Parkway Belt West  |
| Motor Vehicle Commercial   | Utility            |
| Office                     |                    |
| Business Employment        |                    |
| Industrial                 |                    |

### BASE MAP INFORMATION

- |                                                           |                              |
|-----------------------------------------------------------|------------------------------|
| Heritage Conservation District                            | Civic Centre (City Hall)     |
| 1996 NEP/2000 NEF Composite Noise Contours                | City Centre Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station      |
| Area Exempt from LBPIA Operating Area                     | Public School                |
| Natural Hazards                                           | Catholic School              |
|                                                           | Hospital                     |
|                                                           | Community Facilities         |

### City Structure

- |                |                      |
|----------------|----------------------|
| Downtown       | Corporate Centre     |
| Major Node     | Employment Area      |
| Community Node | Special Purpose Area |
| Neighbourhood  |                      |

AREA OF AMENDMENT

FROM:  
 MIXED USE

TO:  
 RESIDENTIAL HIGH DENSITY

GREENLANDS



**MAP 'E'**  
Part of Schedule 10  
Land Use Designations  
of Mississauga Official Plan



## **APPENDIX I**

### **PUBLIC MEETING**

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on January 10, 2022 in connection with this proposed Amendment.

Two members of the public made deputations regarding the applications. Concerns raised included height, density, privacy, overlook, shadow impacts, traffic, construction, safety, nuisance, lack of consultation and the displacement of the existing commercial tenants. These issues have been addressed in the Planning and Building Department report dated July 15, 2022 attached to this amendment as Appendix II.

City of Mississauga

# Corporate Report



<p>Date: July 15, 2022</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: OZ/OPA 21-4 W7</p> <hr/> <p>Meeting date: August 8, 2022</p>
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## Subject

### RECOMMENDATION REPORT (WARD 7)

**Official Plan Amendment and Rezoning applications to permit a 14 storey (stepped) apartment building with a 6 storey podium containing ground floor commercial uses 255 Dundas Street West, northwest corner of Dundas Street West and Parkerhill Road**  
**Owner: 2683340 Ontario Inc.**  
**File: OZ/OPA 21-4 W7.**

## Recommendation

1. That the applications under File OZ/OPA 21-4 W7, 2683340 Ontario Inc., 255 Dundas Street West to amend Mississauga Official Plan to **Residential High Density** and **Greenlands**; to change the zoning to **H-RA4-Exception** and **G1** to permit a 14 storey (stepped) apartment building with a 6 storey podium containing ground floor commercial uses, and a buffer to Mary Fix Creek be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated July 15, 2022 from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the "H" holding symbol is to be removed from the **H-R14-Exception** (Apartments) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated July 15, 2022 from the Commissioner of Planning and Building have been satisfactorily addressed.
4. That notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.

## Executive Summary

- The applications are to amend the policies of the official plan and change the zoning by-law to allow a 14 storey (stepped) apartment building with a 6 storey podium containing ground floor commercial uses.
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including increased articulation of the building and the removal of a walkway from the buffer to Mary Fix Creek.
- It has been concluded that the proposed development is supportable from a planning perspective.
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint and recommend that the applications be approved.

## Background

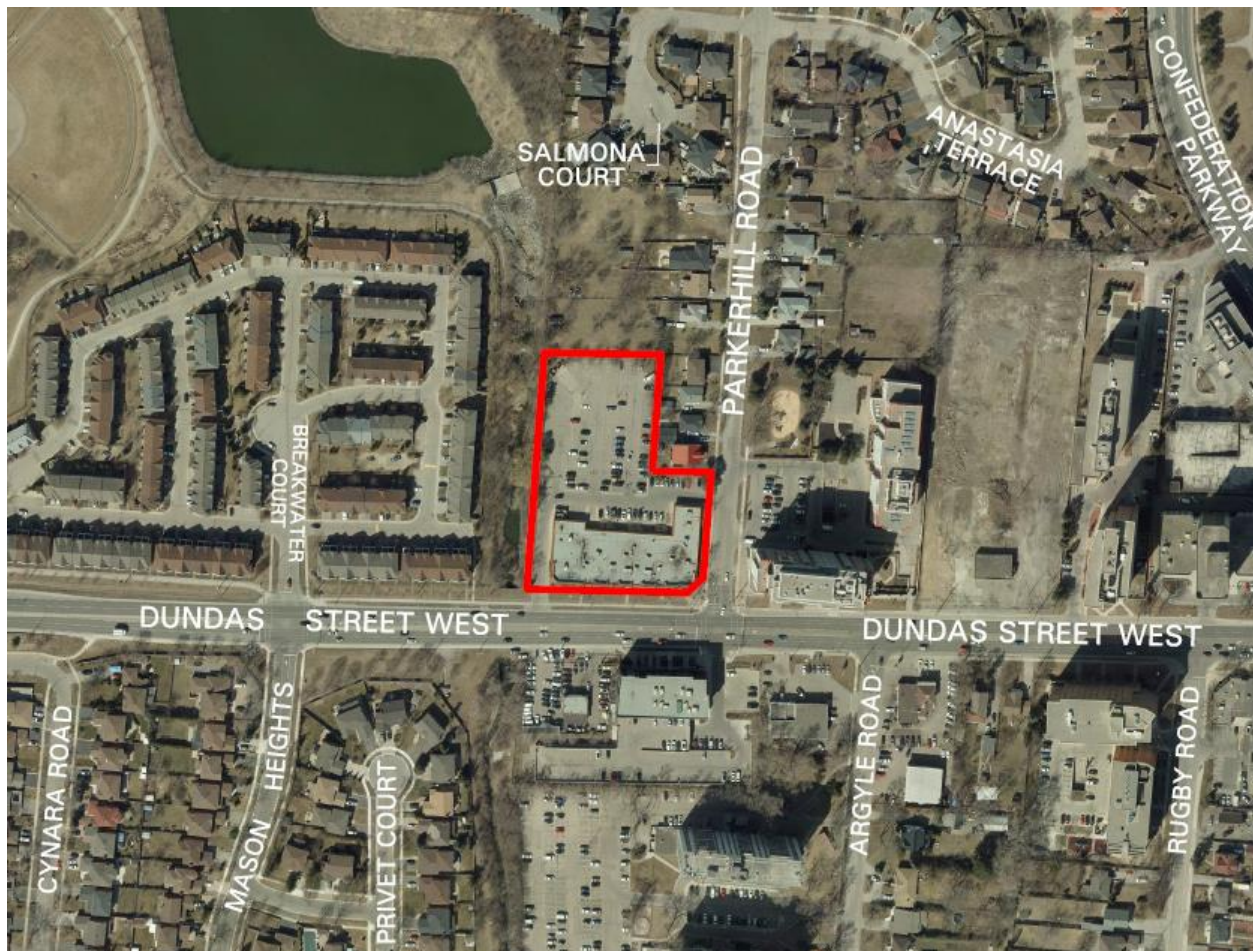
A public meeting was held by the Planning and Development Committee on January 10, 2022 at which time an Information Report

(<https://pub-mississauga.escribemeetings.com/filestream.ashx?DocumentId=18423>) was received for information. Recommendation PDC-0059-2022 was then adopted by Council on January 19, 2022.

### PDC-0059-2022

1. That the report dated December 17, 2021, from the Commissioner of Planning and Building regarding the applications by 2683340 Ontario Inc. to permit a 14 storey (stepped) apartment-building with a 6 storey podium containing ground floor commercial uses, under File OZ/OPA 21-4 W7, 255 Dundas Street West, be received for information.





Aerial Image of 255 Dundas Street West

## Comments

### REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- Increased articulation provided to the terracing of the building
- Revised elevations to provide an enhanced aesthetic
- Walkway was removed from the buffer between the Mary Fix Creek and the proposed apartment building.

### COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on June 17, 2021. A community meeting was held by Ward 7 Councillor, Dipika Damerla, on November 10, 2021. Two residents attended the meeting. One written submission was received. Supporting studies were posted on the City's website at

<http://www.mississauga.ca/portal/residents/development-applications>.

The statutory public meeting was held on January 10, 2022. Two members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

### PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to change the designation from **Mixed Use** to **Residential High Density**.

### Strategic Plan

The applications are consistent with the Connect pillar of the Strategic Plan by contributing a choice of housing type to residents that supports the principle of building complete communities to accommodate growth.

### Engagement and Consultation

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on June 17, 2021. A community meeting was held by Ward 7 Councillor, Dipika Damerla, on November 10, 2021. Two people attended the meeting. One written submission was received. Supporting studies were posted on the City's website at

<http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on January 10, 2022. Two members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

## Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

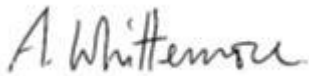
## Conclusion

In summary, the proposed development intensifies an underutilized parcel of land, has been designed to be sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent residential and commercial uses. The subject site is located along an Intensification Corridor and Higher Order Transit Corridor and the compact development is transit supportive. The proposal provides a built form that supports a mix of housing types, tenures and varying price points to accommodate households of many income levels. The proposed official plan amendment and rezoning applications are acceptable from a planning standpoint and should be approved, subject to the conditions contained in this report.

## Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Andrea Dear MCIP, RPP, Development Planner

# City of Mississauga

# Corporate Report



<p>Date: December 17, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whitemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: OZ/OPA 21-004 W7</p> <hr/> <p>Meeting date: January 10, 2022</p>
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## Subject

### PUBLIC MEETING INFORMATION REPORT (WARD 7)

**Official Plan Amendment and Rezoning applications to permit a 14 storey (stepped) apartment building with a 6 storey podium containing ground floor commercial uses 255 Dundas Street West, northwest corner of Dundas Street West and Parkerhill Road**  
**Owner: 2683340 Ontario Inc.**  
**Files: OZ/OPA 21-4 W7**

## Recommendation

That the report dated December 17, 2021, from the Commissioner of Planning and Building regarding the applications by 2683340 Ontario Inc. to permit a 14 storey (stepped) apartment building with a 6 storey podium containing ground floor commercial uses, under File OZ/OPA 21-4 W7, 255 Dundas Street West, be received for information.

## Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1).

## PROPOSAL

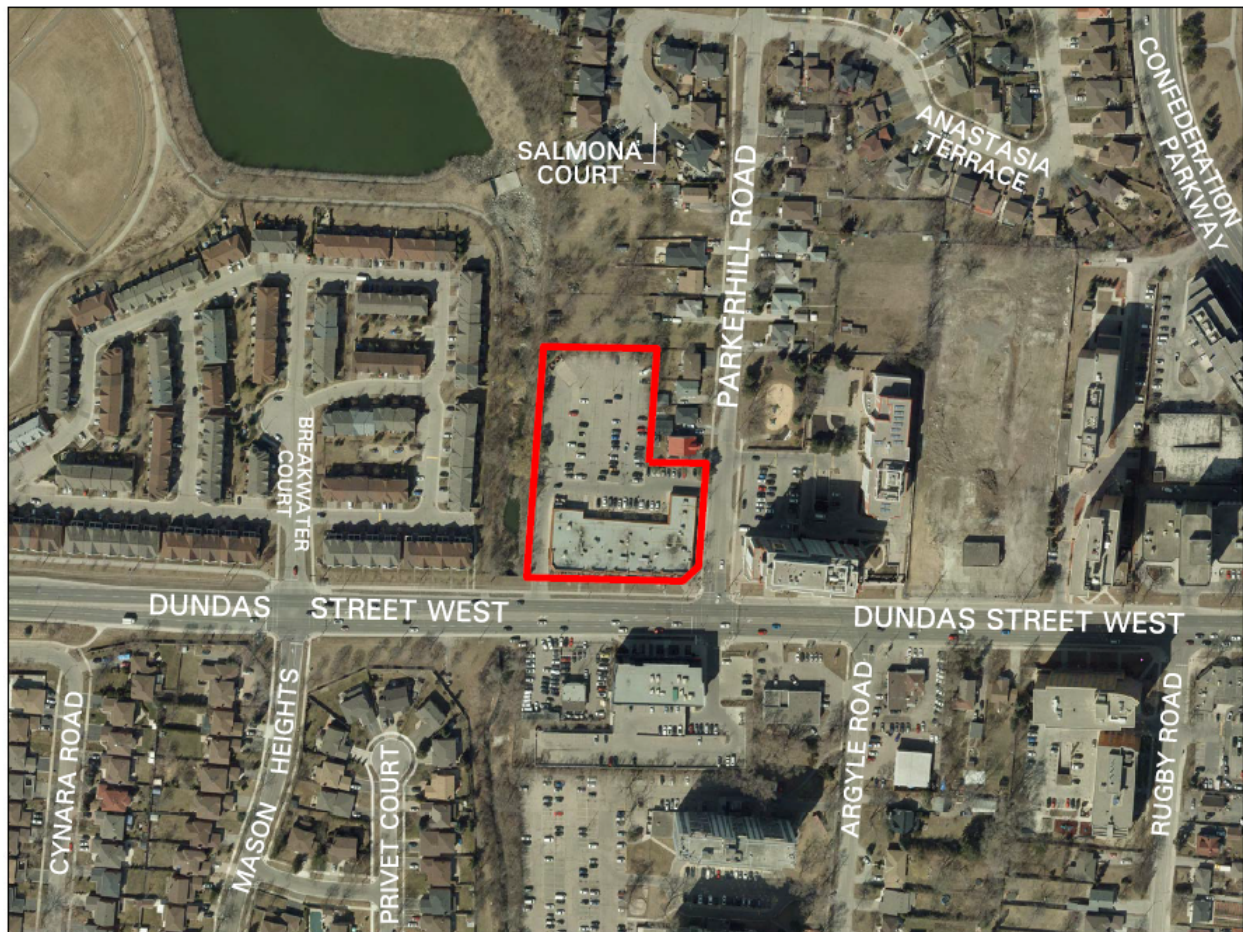
The official plan amendment and rezoning applications are required to permit a 14 storey (stepped) apartment building with a 6 storey podium containing ground floor commercial uses. The 14 storey apartment building gradually steps down to 8 storeys at the east property line and 4 storeys along the north property line. The applicant is proposing to redesignate the property from **Mixed Use** to **Residential High Density** to permit a 14 storey (stepped) apartment building with ground floor commercial uses. The zoning by-law will also need to be amended from **C3-26** (General Commercial) to **RA4-Exception** (Apartments) to implement this development proposal.



During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

## Comments

The property is located at the northwest corner of Dundas Street West and Parkerhill Road within the Cooksville Neighbourhood Character Area. The site is currently occupied by a one storey commercial plaza and associated surface parking.



Aerial image of 255 Dundas Street West



Applicant's rendering of the proposed 14 storey mixed use building

## LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel

Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 4.

### **AGENCY AND CITY DEPARTMENT COMMENTS**

Agency and department comments are summarized in Appendix 1, Section 7.

## **Financial Impact**

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

## **Conclusion**

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information, review of reduced parking standards, ensuring compatibility of new buildings and community consultation and input (if applicable).

## **Attachments**

Appendix 1: Detailed Information and Preliminary Planning Analysis



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Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Andrea Dear RPP, MCIP, Development Planner

## **Detailed Information and Preliminary Planning Analysis**

**Owner: 2683340 Ontario Inc.**

**255 Dundas Street West**

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## 1. Proposed Development

The applicant proposes to develop the property with a stepped 4 to 14 storey apartment building containing 393 dwelling units and ground floor commercial uses within a 6 storey podium along the Dundas Street West frontage. Official plan amendment and rezoning applications are required to permit the proposed development (refer to Section 4 for details concerning the proposed amendments).

Development Proposal		
Applications submitted:	Received: May 4, 2021 Deemed incomplete: June 3, 2021 Deemed complete: June 17, 2021	
Developer/ Owner:	2683340 Ontario Inc. (c/o Domenic Poretta)	
Applicant:	Blackthorne Development Corp. (c/o Maurizio Rogato)	
Number of units:	393 residential units	
Existing Gross Floor Area:	2,194.70 m <sup>2</sup> (23,616 ft <sup>2</sup> )	
Proposed Gross Floor Area:	31,468.00 m <sup>2</sup> (338, 718.73 ft <sup>2</sup> ) residential 1,293.00 m <sup>2</sup> (13,917.73 ft <sup>2</sup> ) commercial	
Height:	14 storeys / 48.63 m (159.54 ft.)	
Lot Coverage:	40 %	
Floor Space Index:	3.48	
Landscaped Area:	46%	
Road Type:	Public	
Anticipated Population:	861* *Average household sizes for all units (by type) based on the 2016 Census	
Parking: resident spaces	Required: 393	Provided: 333

Development Proposal		
visitor spaces	Required: 59	Provided: 58
Total	452	391
Green Initiatives:	<ul style="list-style-type: none"> <li>• Storm Water will be re-used for irrigation in summer months</li> <li>• Dry swale</li> </ul>	

## Supporting Studies and Plans

The applicant has submitted the following information in support of the applications which can be viewed at <http://www.mississauga.ca/portal/residents/development-applications>:

- Planning Justification Report
- Concept Plan and Elevations
- Urban Design Study
- Acoustic Study (Environmental Noise)
- Sun/shadow Study
- Pedestrian Level Wind Study
- Arborist Report (Tree Inventory/Preservation Plans)
- Archaeological Assessment (Clearance)
- Draft Official Plan and Zoning By-law Amendments
- Transportation Impact Study with Parking Utilization Study
- Transportation Demand Strategy
- Functional Servicing Report
- Phase I Environmental Report
- Grading and Servicing Plans

The application was reviewed by the Urban Design Advisory Panel on November 24, 2020. The Urban Design Advisory Panel is an advisory body and makes recommendations to staff for consideration. Panel's suggestions have been incorporated into staff comments.

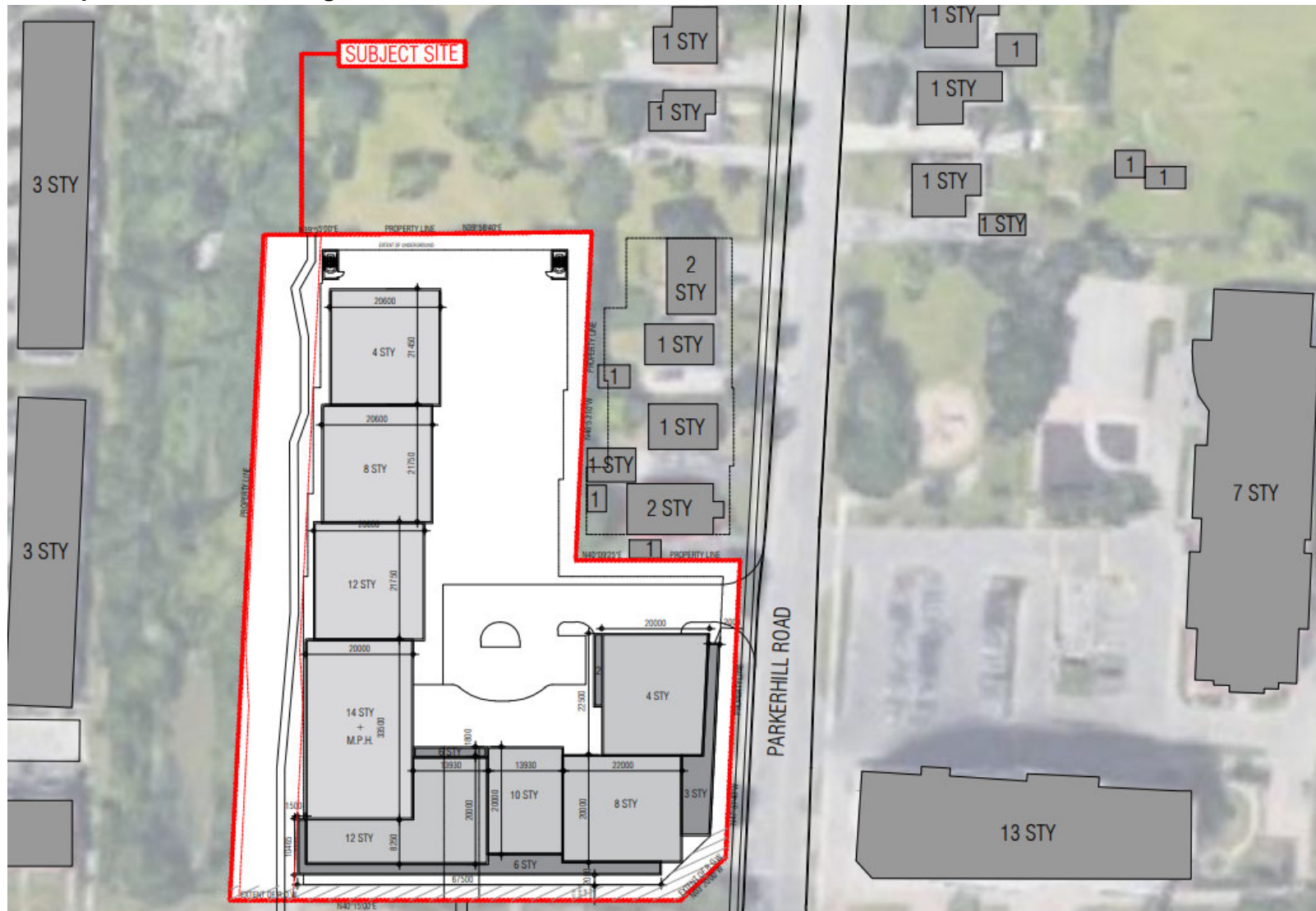
#### **Application Status**

Upon deeming the applications complete, the supporting studies and plans were circulated to City departments and external agencies for review and comment. These comments

are summarized in Section 7 of this appendix and are to be addressed in future resubmissions of the applications.

A pre-application community meeting was held by Ward 7 Councillor, Dipika Damerla on November 10, 2021. Refer to Section 6 of this appendix for a summary of comments received at the community meeting and from written submissions received about the applications.

### Concept Plan and Renderings



Concept Plan



Rendering looking north





Rendering looking south



**South Elevation**





**East Elevation**

## 2. Site Description

### Site Information

The property is located at 255 Dundas Street West, at the northwest corner of Dundas Street West and Parkerhill Road. The site is bound by Dundas Street West to the south, Parkerhill Road to the east, low density residential to the north and Mary Fix Creek to the west, within the Cooksville Neighbourhood Character Area. The site is currently occupied by a one storey retail commercial plaza with associated surface parking.



Aerial Photo of 255 Dundas Street West

Property Size and Use	
Frontage:	83.54 m (274.08 ft.)
Depth:	123.83 m (406.26 ft.) 116.10 m (380.90 ft.)
Gross Lot Area:	0.94 ha (2.32 ac.)
Existing Uses:	1 storey retail commercial plaza with associated surface parking



Streetview of the existing plaza



## Site History

June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands were zoned **C3-26** (General Commercial - Exception). The **C3-26** zone permits a variety of retail and commercial uses, including but not limited to restaurant, veterinary clinics, medical offices, personal service shops, commercial schools,, college or university, overnight accommodation and entertainment establishment to a maximum of 2,650 m<sup>2</sup> (28,524.4 m<sup>2</sup>) of gross floor area.

- November 14, 2012 – Mississauga Official Plan came into force. The subject lands are designated Mixed Use in the Cooksville Neighbourhood Character Area.

## 3. Site Context

### Surrounding Land Uses

The subject site is an “L” shaped property located on the north side of Dundas Street West and the west side of Parkerhill Road. Immediately north and east of the property are low density residential uses (single detached homes). There is a 13 storey mixed use building and a seven storey residential building on the east side of Parkerhill Road. On the south side of Dundas Street West is a four storey office/commercial building. On the west side of the subject site is Mary Fix Creek and beyond is a complex of three storey stacked townhomes.

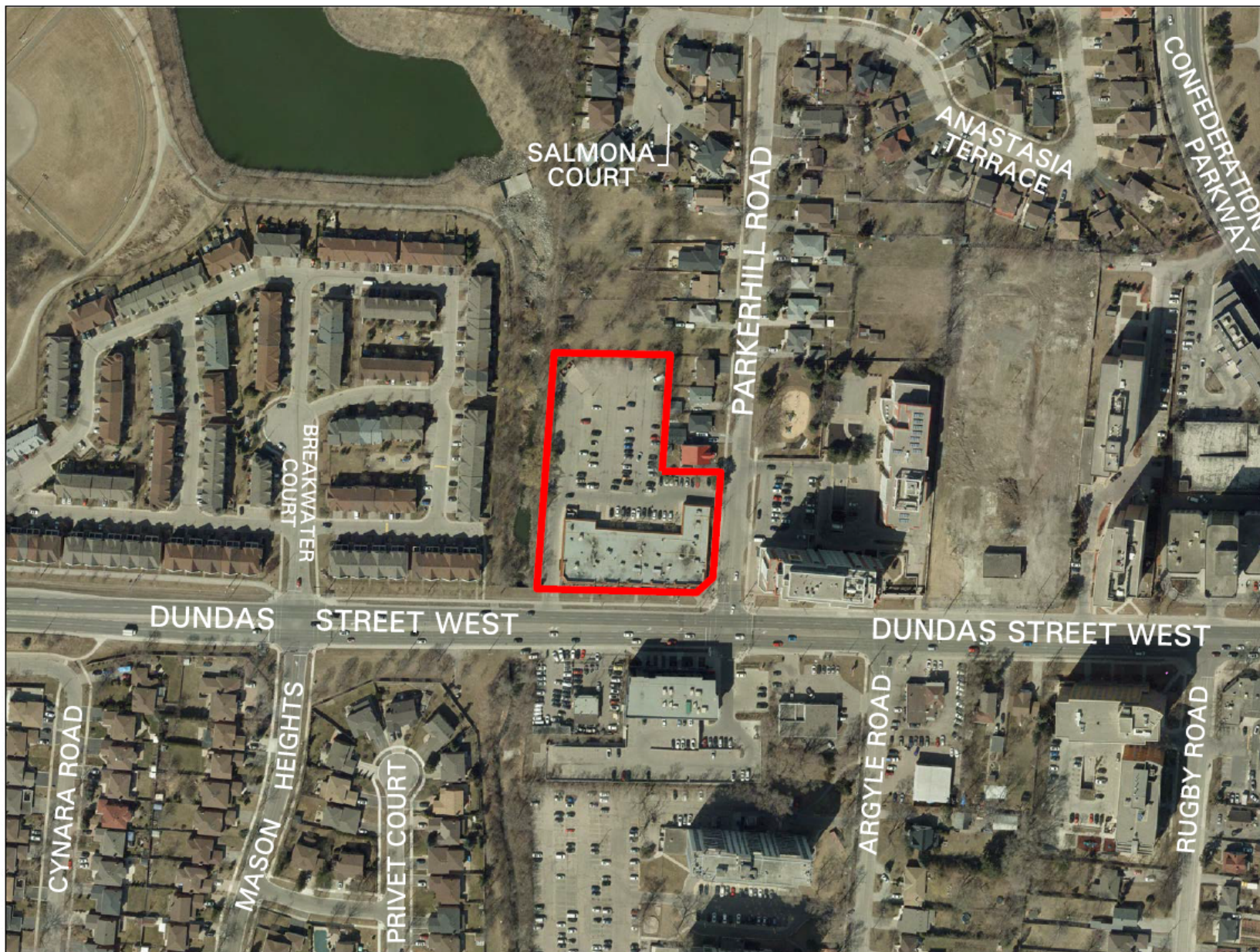
The surrounding land uses are:

North: Low density, single detached dwellings  
East: A 13 storey mixed use building and a seven storey apartment building  
South: A four storey office/commercial building  
West: Mary Fix Creek and associated hazard lands, with three storey stacked townhomes just beyond.

### Neighbourhood Context

The subject property is located in the Cooksville Neighbourhood Character Area. The surrounding area contains a mix of residential and commercial uses located on Dundas Street West and Parkerhill Road. The character contains a variety of residential building types including single detached, townhouse and apartment dwellings developed between 1970 and 2000.

The site is located on the northwest corner of Dundas Street West and Parkerhill Road. Dundas Street West is identified as an Intensification Corridor in the Mississauga Official Plan (MOP). This section of Dundas Street West contains residential uses as well as a variety of commercial and retail uses. In June 2018, Council endorsed the Dundas Connects Master Plan. This Plan will help to guide future urban growth and intensification along the Dundas Street Corridor.



## Demographics

Based on the 2016 census, the existing population of the Cooksville Neighbourhood Character Area (West) is 15,240 with a median age in this area being 43 (roughly the same as the City's median age). 68% of the neighbourhood population are of working age (15 to 64 years of age), with 15% children (0-14 years) and 17% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 16,800 and 17,020 respectively. The average household size is 2 persons with 31% of people living in single detached homes. The mix of housing tenure for the area is 3,975 units (73%) owned and 1,505 units (27%) rented with a vacancy rate of approximately 0.9%\*. In addition, the number of jobs within this Character Area is 1,357. Total employment combined with the population results in a PPJ for the Cooksville Neighbourhood Character Area (West) of 42 persons plus jobs per ha (2.47 acres).

*\*Mississauga's growth forecasts provides population, employment and housing forecasts for the period 2021 to 2051. These growth forecasts have been endorsed by Mississauga's Council for infrastructure and land use planning purposes. These forecasts will undergo formal approvals as part of Peel's Municipal Comprehensive Review towards the middle of 2022*

*\*Please note that vacancy rate data does not come from the census. This information comes from CMHC which demarcates three geographic areas of Mississauga (Northeast, Northwest, and South). This specific Character Area is located within the Northeast geography. Please also note that the vacancy rate published by CMHC is ONLY for apartments.*

## Other Development Applications

The following development applications are in process or were recently approved in the immediate vicinity of the subject property:

- File #OZ/OPA 21-009 W7 – 189 Dundas Street West – applications in process for one mixed use 20 storey apartment building and two apartment buildings (18 and 32 storeys)
- File #OZ 20-017 W7 – 2570 and 2590 Argyle Road – application in process for a 15 storey apartment building
- File #OZ/OPA 19-017 W7– 85-95 Dundas Street West and 98 Agnes Street – application approved for an 18 storey mixed use building with 428 residential units and ground floor commercial. Application was approved in July 2021

These applications are within the anticipated population forecasted for the node.

## Community and Transportation Services

This application will have minimal impact on existing services in the community.

This site is adjacent to city owned lands identified as a tributary of Mary Fix Creek, which are zoned G1 (Greenlands Natural Hazards) as part of the City owned lands. The subject site will also be served by Parkerhill Park (P-380), zoned **OS1** (Open Space - Community Park), this park is 0.15 ha (0.38 ac) in size which contains a Play Site and is located less than 130 m (426.5 ft.) from the subject lands. It is recommended that



the proposed 10 m-(32.8 ft.) setback to the Stable Top of Slope from the Greenlands Natural Hazard, be dedicated to the City as parkland and zoned accordingly. Should this application be approved, the City owned lands shall include hoarding and fencing along the new boundary of the Greenlands.

There are a variety of convenient shopping opportunities including grocery stores, pharmacies and banks in the surrounding area. The site is serviced by parks, including Parkerhill Park, Brickyard Park, and Sgt. David Yakichuk Park. There are also a number of elementary, middle and secondary schools in the area.

The site is within 900 m (2,953 ft.) of the Cooksville GO station, which provides two-way, peak service and two-way off-peak bus service to downtown Toronto.-The following major MiWay bus routes currently service the site:

- Route 1 – Dundas and Parkerhill
- Route 28 – Dundas and Confederation
- Route 101 and 101A – Dundas Express
- Route 103 – Hurontario Street

Dundas Street is planned for Bus Rapid Transit (BRT). The Hurontario Street LRT, which will be completed by 2024, will connect Port Credit GO Station up to the City of Brampton to the north. To facilitate land use changes in support of the LRT, the Hurontario / Main Street Corridor Master Plan envisioned the development of Hurontario Street as an intensified, mixed use, higher order transit corridor that supports the Province's Growth Plan initiatives for developing along Major Transit Station Areas.

There are signed bicycle routes along Hillcrest Avenue and Fairview Road West, and other dedicated bicycle lanes on Confederation Parkway and Kirwin Avenue. The surrounding parks, including Brickyard Park, Dr. Martin Dobkin Park and Richard Jones Parks are equipped with multi-use trails.

#### **4. Summary of Applicable Policies, Regulations and Proposed Amendments**

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these applications have been reviewed and summarized in the table below. Only key policies relevant to the applications have been included. The table should be considered a general summary

of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The development application will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
<b>Provincial Policy Statement (PPS)</b>	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p>	<p>Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1)</p> <p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area. (PPS 1.4.3)</p> <p>Natural features and areas shall be protected for the long term. (PPS 2.1.1)</p>
<b>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</b>	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p>	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>Municipalities will continue to protect any natural heritage features and areas in a manner that is consistent with the PPS and may continue to identify new systems in a manner that is consistent with the PPS. (Growth Plan 4.2.2.6)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>
<b>Region of Peel Official Plan (ROP)</b>	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate development applications. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official</p>	<p>The ROP identifies the subject lands as being located within Peel's Urban System.</p> <p>General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and</p>

Policy Document	Legislative Authority/Applicability	Key Policies
	plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 8 of this Appendix.	public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.



### **Mississauga Official Plan**

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conform to changes resulting from the recently released Growth Plan, 2019 and Amendment No. 1 (2020).

### **Existing Designation**

The lands are located within the Cooksville Neighbourhood Character Area (West) and are designated **Mixed Use**. The **Mixed Use** designation permits a variety of commercial, retail and personal service shops along with residential uses that is are in conjunction with other permitted uses.

The subject property is within 900 m (2,952 ft.) of the Cooksville GO Station and OZ-OPA 21-4 W7 and the Dundas BRT and therefore may be located within a "planned" Major

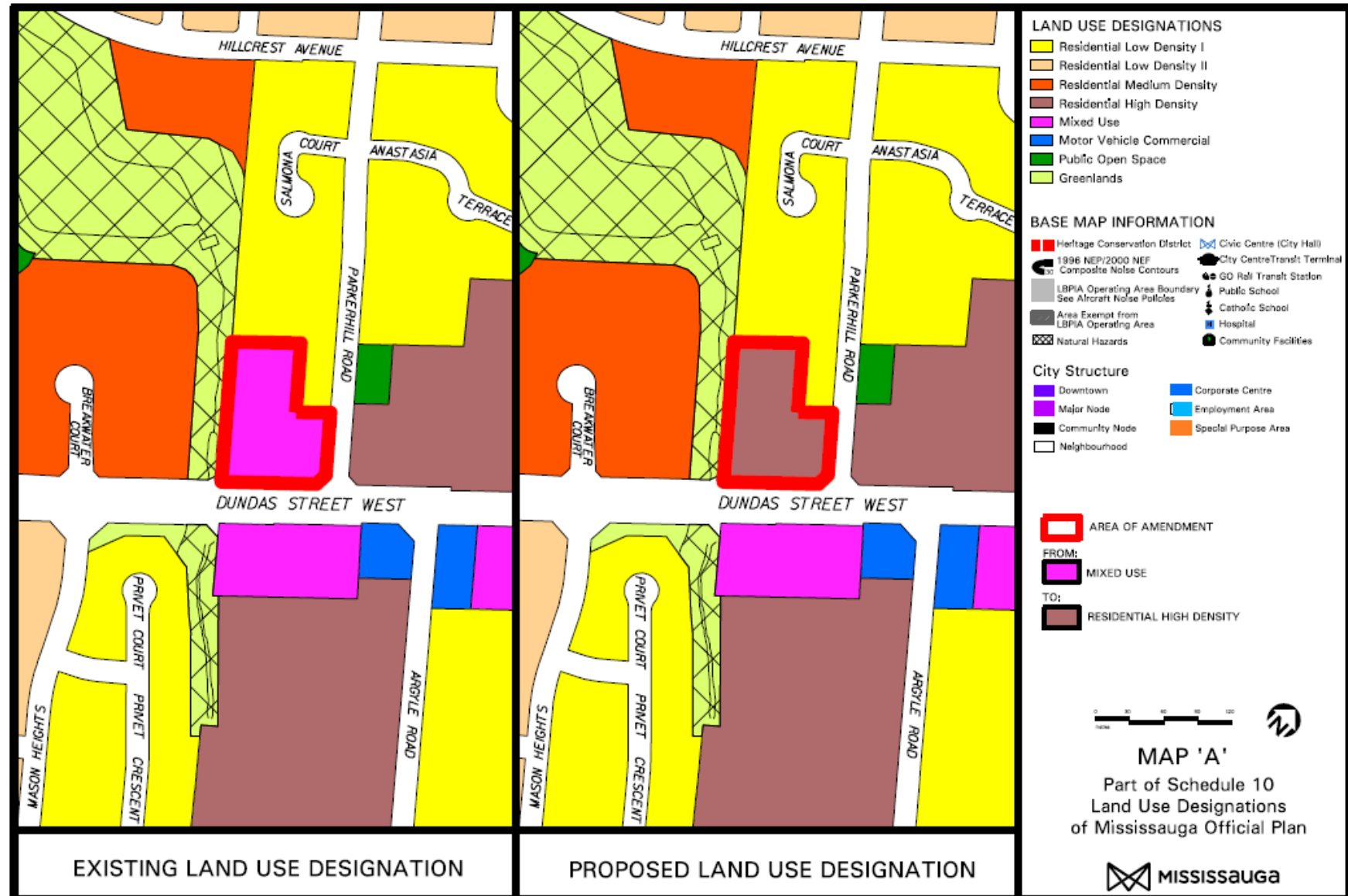
Transit Station Area (MTSA) as defined by the Region of Peel. The boundaries for the MTSA's will be delineated through a future municipal comprehensive review process, to be undertaken by the Region of Peel.

### **Proposed Designation**

The applicant is proposing to change the designation to **Residential High Density** to permit up to a 14 storey mixed use building with a floor space index of 3.5. The applicant will need to demonstrate consistency with the intent of MOP and shall have regards for the appropriateness of the proposed built form in terms of compatibility with the surrounding context and character of the area.

Through the processing of the applications, staff may recommend a more appropriate designation to reflect the proposed development in the Recommendation Report.

## Existing and Proposed Land Use Designations



### Relevant Mississauga Official Plan Policies

The following policies are applicable in the review of these applications. In some cases the description of the general intent summarizes multiple policies.

	General Intent
<b>Chapter 5 Direct Growth</b>	<p>Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities. (Section 5.1.6)</p> <p>Mississauga will protect and conserve the character of stable residential Neighbourhoods. (Section 5.1.7)</p> <p>Mississauga will establish strategies that protect, enhance and expand the Green System. (Section 5.2.1)</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. (Section 5.3.5.1)</p> <p>Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres. (Section 5.3.5.3)</p> <p>Redevelopment of Mixed Use sites that result in a loss of commercial floor space will not be permitted unless it can be demonstrated that the planned function of the existing non-residential component will be maintained after redevelopment. (Section 5.3.5.4)</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan. (Section 5.3.5.5)</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale. (Section 5.3.5.6)</p> <p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood. (Section 5.4.4)</p> <p>Where higher density uses within Neighbourhoods are directed to Corridors, development will be required to have regard for the character of the Neighbourhoods and provide appropriate transitions in height, built form and density to the surrounding lands. (Section 5.4.5)</p> <p>The focus for intensification will be Intensification Areas, which are the Downtown, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas, as shown on Schedule 2: Intensification Areas. (Section 5.5.1)</p> <p>5.5.5 Development will promote the qualities of complete communities. (Section 5.5.5)</p> <p>A mix of medium and high density housing, community infrastructure, employment, and commercial uses, including mixed use</p>

	<b>General Intent</b>
	residential/commercial buildings and offices will be encouraged. However, not all of these uses will be permitted in all areas. (Section 5.5.7)
<b>Chapter 6 Value The Environment</b>	<p>Buffers are vegetated protection areas that provide a physical separation of development from the limits of natural heritage features and Natural Hazard Lands. Buffers will be determined on a site specific basis as part of an Environmental Impact Study to the satisfaction of the City and conservation authority. (Section 6.3.7 and Section 6.3.8)</p> <p>The exact limit of components of the Natural Heritage System will be determined through site specific studies such as an Environmental Impact Study. (Section 6.3.10)</p> <p>The Natural Heritage System will be protected, enhanced, restored and expanded by ensuring that development in or adjacent to the Natural Heritage System protects and maintains natural heritage features and their ecological functions and placing those areas into public ownership. (Section 6.3.24.a &amp; b)</p> <p>Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenlands and zoned to ensure their long term protection. (Section 6.3.26)</p> <p>Development and site alteration will not be permitted within erosion hazards associated with valleylands and watercourse features. In addition, development and site alteration must provide appropriate buffer to erosion hazards, as established to the satisfaction of the City and conservation authority. (Section 6.3.47)</p>
<b>Chapter 7 Complete Communities</b>	<p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6)</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. (Section 7.2.1)</p> <p>Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> <li>a. the development of a range of housing choices in terms of type, tenure and price;</li> <li>b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and</li> <li>c. the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2)</li> </ul> <p>When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies. (Section 7.2.3)</p>
<b>Chapter 9 Build A Desirable Urban Form</b>	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System. (Section 9.1.1)</p> <p>Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required. (Section 9.1.2)</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Section 9.1.3)</p> <p>Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses. (Section 9.1.5)</p>

	General Intent
	<p>Built form should provide for the creation of a sense of place through, among other matters, distinctive architecture, streetscaping, public art and cultural heritage recognition. (Section 9.2.1.3)</p> <p>Mississauga will encourage a high quality, compact and urban built form to reduce the impact of extensive parking areas, enhance pedestrian circulation, complement adjacent uses, and distinguish the significance of the Intensification Areas from surrounding areas. (Section 9.2.1.4)</p> <p>Appropriate height and built form transitions will be required between sites and their surrounding areas. (Section 9.2.1.10)</p> <p>Tall buildings will be sited and designed to enhance an area's skyline. (Section 9.2.1.11)</p> <p>Tall buildings will be sited to preserve, reinforce and define view corridors. (Section 9.2.1.12)</p> <p>In appropriate locations, tall buildings will be required to incorporate podiums to mitigate wind impacts on the pedestrian environment and maximize sunlight on the public realm. (Section 9.2.1.14)</p> <p>Tall buildings will address pedestrian scale through building articulation, massing and materials. (Section 9.2.1.15)</p> <p>Tall buildings will minimize adverse microclimatic impacts on the public realm and private amenity areas. (Section 9.2.1.16)</p> <p>Principal streets should have continuous building frontage that provide continuity of built form from one property to the next with minimal gaps between buildings. (Section 9.2.1.17)</p> <p>Development will contribute to pedestrian oriented streetscapes and have an urban built form that is attractive, compact and transit supportive. (Section 9.2.1.21)</p> <p>Development will face the street and have active facades characterized by features such as lobbies, entrances and display windows. Blank building walls will not be permitted facing principal street frontages and intersections (Sections 9.2.1.23, 24 and 25)</p> <p>Neighbourhoods are stable areas where limited growth is anticipated. Where increases in density and a variety of land uses are considered in Neighbourhoods, they will be directed to Corridors. Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required. (Section 9.2.2)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ol style="list-style-type: none"> <li>Respect existing lotting patterns;</li> <li>Respect the continuity of front, rear and side yard setbacks;</li> <li>Respect the scale and character of the surrounding area;</li> <li>Minimize overshadowing and overlook on adjacent neighbours;</li> <li>Incorporate stormwater best management practices;</li> <li>Preserve mature high quality trees and ensure replacement of the tree canopy; and</li> <li>Be designed to respect the existing scale, massing, character and grades of the surrounding area. (Section 9.2.2.3)</li> </ol>

	General Intent
	<p>Development on Corridors will be encouraged to:</p> <ul style="list-style-type: none"> <li>a. Assemble small land parcels to create efficient development parcels;</li> <li>b. Face the street, except where predominate development patterns dictate otherwise;</li> <li>c. Not locate parking between the building and the street;</li> <li>d. Site buildings to frame the street;</li> <li>f. Support transit and active transportation modes;</li> <li>h. Provide concept plans that show how the site can be developed with surrounding lands. (Section 9.2.2.6)</li> </ul> <p>Streetscapes will be designed to create a sense of identity through the treatment of architectural features, forms, massing, scale, site layout, orientation, landscaping, lighting and signage. (Section 9.3.1.7)</p> <p>The design of developments at intersections and along major streets should be of a highly attractive urban quality, recognizing that streets are important civic spaces and linkages. (Section 9.3.1.8)</p> <p>Tall buildings have a greater presence on the skyline and are required to have the highest quality architecture. (Section 9.3.3.2)</p> <p>Residential developments of significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users. (Section 9.3.5.6)</p> <p>Residential developments will provide at grade amenity areas that are located and designed for physical comfort and safety. In Intensification Areas, alternatives to at grade amenities may be considered. (Section 9.3.5.7)</p> <p>The public realm will be planned to promote healthy, active communities that foster social connections at all stages of life and encourage built and natural settings for recreation, culture and active transportation. (Section 9.3.5.9)</p> <p>Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. (Section 9.5.1.5)</p> <p>Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring adequate privacy, sunlight and sky views are maintained. (Section 9.5.1.9)</p> <p>New residential development abutting major roads should be designed with a built form that mitigates traffic noise and ensures the attractiveness of the thoroughfare. (Section 9.5.1.11)</p> <p>Noise will be mitigated through appropriate built form and site design. Mitigation techniques such as fencing and berms will be discouraged. (Section 9.5.1.12)</p> <p>Where direct vehicular access to development is not permitted from major roads, buildings should be designed with front doors of individual units oriented towards the major road with vehicular access provided from a side street, service road or rear laneways. (Section 9.5.2.4)</p>



	<b>General Intent</b>
<b>Chapter 11 General Land Use Designations</b>	<p>The planned function of lands designated Mixed Use is to provide a variety of retail, service and other uses to support the surrounding residents and businesses. Development on Mixed Use sites that includes residential uses will be required to contain a mixture of permitted uses. (Section 11.2.6.2)</p> <p>Developments that consist primarily of residential uses, with non-residential uses at grade only, will be required to submit an Official Plan Amendment for the appropriate residential designation. (Section 11.2.6.3)</p>
<b>Chapter 16 Neighbourhoods</b>	Sites fronting on Dundas Street and Hurontario Street, immediately outside of the Character Area, should serve as transitional areas to the Character Areas, where a greater intensity of mixed use development should occur. (Section 16.6.2.1)
<b>Chapter 19 Implementation</b>	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> <li>• the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;</li> <li>• that a municipal comprehensive review of the land use designation or a five year review is not required;</li> <li>• the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> <li>• there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; and</li> <li>• a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant. (Section 19.5.1)</li> </ul>

## Mississauga Zoning By-law

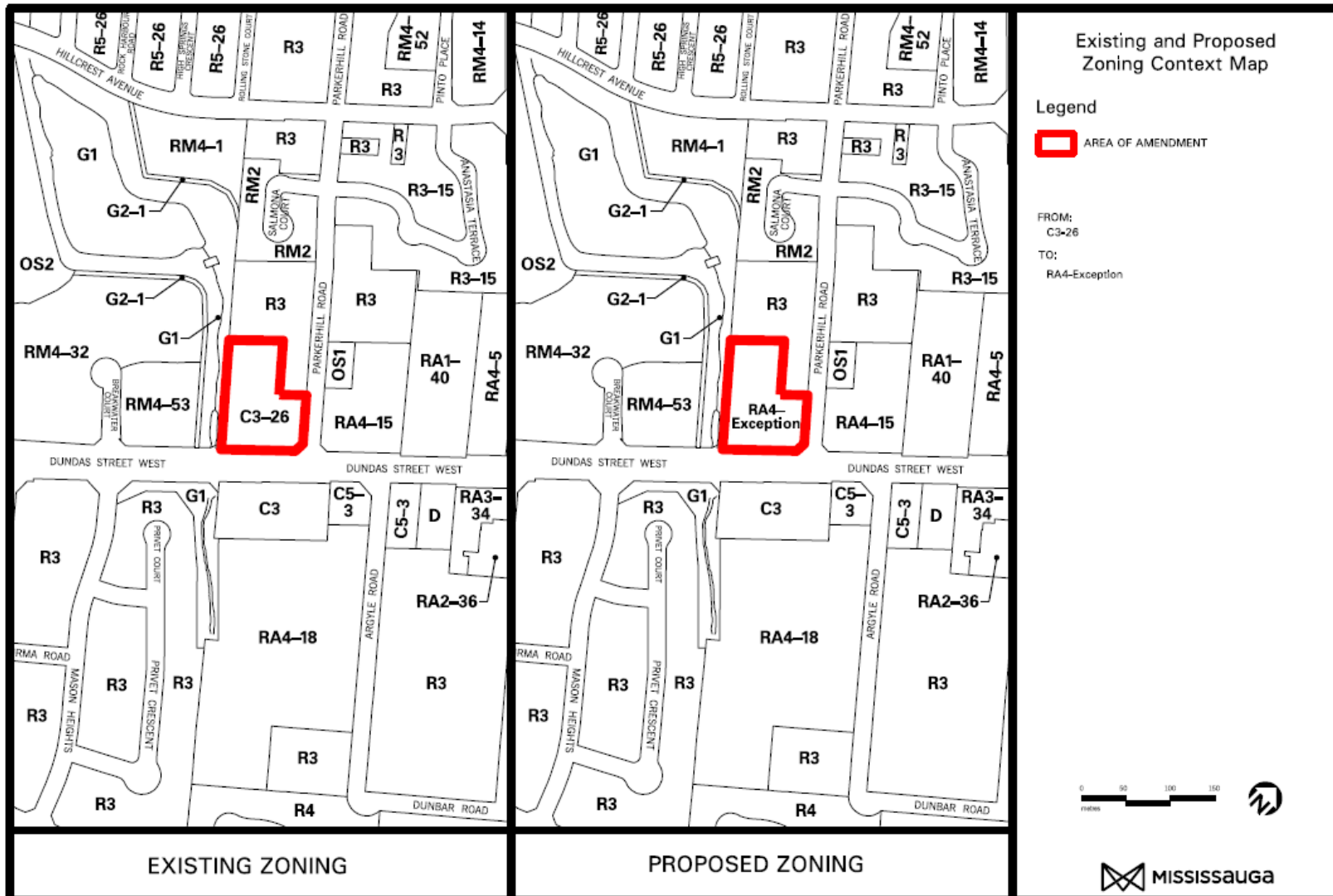
### Existing Zoning

The subject property is currently zoned **C3-26** (Mixed Use – Exception), which permits a range of retail, commercial, personal service, office and recreational entertainment uses with a maximum of 2,650 m<sup>2</sup> (28,524 ft<sup>2</sup>) of non-residential floor area and no residential uses.

### Proposed Zoning

The application is to zone the property **RA4 – Exception** to permit a stepped 4 to 14 storey apartment building with ground floor commercial/retail uses.

Through the processing of the applications staff may recommend a more appropriate zone category for the development in the Recommendation Report.



Excerpt of Zoning Map Z22

## Proposed Zoning Regulations

Zone Regulations	RA4 Zone Regulations	Proposed RA4 Amended Zone Regulations
Additional permitted accessory uses	Apartment  Long Term Care Building  Retirement Building	Restaurant  Retail  Take Out Restaurant
Maximum Floor Space Index – Apartment Zone	1.8	Shall not apply
Maximum floor space index – Apartment dwelling zone, measured over the lot area prior to road widening(s)	No Requirement	3.5
Maximum Number of Dwelling Units	No requirement	395
Maximum total gross floor area - apartment dwelling zone	No requirement	31,500 m <sup>2</sup> (339,063 ft <sup>2</sup> )
Minimum front yard and exterior side yards	For that portion of the dwelling with a <b>height</b> less than or equal to 13.0 m - 7.5 m (24.6 ft)	Shall not apply
	8.2 For that portion of the dwelling with a <b>height</b> greater than 13.0 m and less than or equal to 20.0 m - 8.5 m (27.8 ft)	Shall not apply
	For that portion of the	Shall not apply

Zone Regulations	RA4 Zone Regulations	Proposed RA4 Amended Zone Regulations
	dwelling with a <b>height</b> greater than 20.0 m and less than or equal to 26.0 m - 9.5 m (31.1 ft)	
	8.4 For that portion of the dwelling with a <b>height</b> greater than 26.0 m - 10.5 m (34.4 ft)	Shall not apply
Minimum <b>front yard</b> and <b>exterior side yard</b> setback		2.0 m (6.56 ft.)
Minimum number of resident <b>parking spaces</b> per <b>dwelling unit</b>	Section 3 – <ul style="list-style-type: none"> <li>resident space per studio unit</li> <li>1.25 resident spaces per one-bedroom unit</li> <li>1.40 resident spaces per two-bedroom unit</li> <li>1.75 resident spaces per three-bedroom unit</li> </ul>	0.85
Minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b>	Section 3 – <ul style="list-style-type: none"> <li>0.20 visitor spaces per unit</li> </ul>	0.15
Minimum setback from a <b>parking structure</b> completely below finished grade, inclusive of external access stairwells, to any lot	3.0 m (9.8 ft)	Shall not apply

Zone Regulations	RA4 Zone Regulations	Proposed RA4 Amended Zone Regulations
line		
Minimum depth of a landscaped buffer abutting a lot line that is a street line	4.5 m (14.8 ft.)	0.0 m

### Affordable Housing

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019) and Amendment No. 1 (2020), *Provincial Policy Statement* (2020), Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

Applicants proposing non-rental residential developments of 50 units or more – requiring an official plan amendment or rezoning for additional height and/or density beyond as-of-right permissions – will be required to demonstrate how the proposed development is consistent with/conforms to Provincial, Regional and City housing policies. The City's official plan indicates that the City will provide opportunities for

the provision of a mix of housing types, tenures and at varying price points to accommodate households. The City's annual housing targets by type are contained in the Region of Peel Housing and Homelessness Plan 2018-2028  
<https://www.peelregion.ca/housing/housinghomelessness/pdf/plan-2018-2028.pdf>.

To achieve these targets, the City is requesting that a minimum of 10% of new ownership units be affordable. The 10% contribution rate will not be applied to the first 50 units of a development. The contribution may be in the form of on-site or off-site units, land dedication, or financial contributions to affordable housing elsewhere in the city.

The City is seeking to ensure that a minimum of 10% of units are affordable to middle income households. The 10% rate is not applied to the first 50 units. Based on the existing proposal, the City is seeking to ensure that a minimum of 35 units are middle income affordable units.

## 5. School Accommodation

### The Peel District School Board

Student Yield	School Accommodation		
40 Kindergarten to Grade 6	Cashmere Avenue Public School	Elizabeth Senior Public School	TL Kennedy Secondary School
8 Grade 7 to Grade 8			
7 Grade 9 to Grade 12	Enrolment: 359 Capacity: 461 Portables:	Enrolment: 348 Capacity: 262 Portables: 4	Enrolment: 716 Capacity: 1275 Portables: 0

### The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
7 Kindergarten to Grade 8	Father Daniel Zanon Catholic Elementary School	Father Michael Goetz
6 Grade 9 to Grade 12	Enrolment: 308 Capacity: 470 Portables: 0	Enrolment: 1131 Capacity: 1593 Portables: 0

## 6. Community Questions and Comments

A community meeting was held by Ward 7 Councillor, Dipika Damerla on November 10, 2021. There were 2-3 members of the public in attendance and no questions or comments were received at that time.

The following comments made by the community as well as any others raised at the public meeting will be addressed in

the Recommendation Report, which will come at a later date.

Some residents have expressed concerns about the height, density, massing of the building as well as it's compatibility with the existing neighbourhood. They have also raised concerns regarding the amount of parking being proposed and the potential overflow effect that may occur on Parkerhill Road. Other concerns include existing crime in the area and that added population may create additional crime. One other resident was concerned about the Environmental Site Assessment.



## 7. Development Issues

The following is a summary of comments from agencies and departments regarding the applications:

Agency / Comment Date	Comments
Region of Peel (July 21, 2021)	<p>A Regional Official Plan will not be required.</p> <p>An existing 200 mm (7.87 in.) diameter water main is located on Parkerhill Rd-An existing 300 mm (11.8 in.) diameter water main is located on Dundas St. W. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site. For this type of development proposal, we recommend, where possible, the consideration of a domestic water and fire system looped to municipal water. All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.</p> <p>An existing 250 mm (9.8 in.) diameter sanitary sewer is located on Parkerhill Road. An existing 250 mm (9.8 in.) diameter sanitary sewer is located on Dundas St W. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site. All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.</p> <p>The applicant shall verify the location of the existing service connections to the subject site. Please contact Records at <a href="mailto:PWServiceRequests@peelregion.ca">PWServiceRequests@peelregion.ca</a>. In addition, requests for underground locates can be made at: <a href="https://www.ontarioonecall.ca/portal/">https://www.ontarioonecall.ca/portal/</a>. All Servicing and Grading drawings shall reflect Local Municipality's road widening requirements. Provision(s) for the installation of the property line sanitary manhole and water valve and chamber must be made where parking structures abut property lines. Regional Site Servicing connection approvals are required prior to the local municipality issuing building permit.</p> <p>A satisfactory Functional Servicing Report is required prior to Site Plan Approval. Please refer to the Region's Functional Servicing Report Criteria within the Functional. We have received the FSR dated 2021-03-15 and prepared by UrbanWorks Engineering Corporation/Taras Dumyn P.Eng. A hydrant flow test is required to complete modelling.</p> <p>Lines of influence of proposed underground permanent structure shall not encroach onto the existing Watermain and Sanitary sewer. Infrastructure located within Parkerhill Rd. and Dundas St. W. (as per Region of Peel Water Design Criteria 2.8) and Sanitary Sewer Design Criteria 6.4).</p> <p>The submitted streetscaping drawings do not show underground infrastructure/services. Please revise the drawings with that information shown. If streetscaping proposed over Region of Peel infrastructure. Streetscaping over Regional infrastructure will not be accepted. Please work with City urban design, landscaping/streetscaping staff to remove any encroachments over the Region's sanitary sewer and/or watermain.</p>

Agency / Comment Date	Comments
Dufferin-Peel Catholic District School Board (June 23, 2021)	<p>This school board is satisfied with the current provision of educational facilities for the catchment area in which the subject application is located. The City of Mississauga school accommodation condition need not be applied.</p> <p>The Board requests that the following conditions be fulfilled prior to the final approval of the zoning by-law:</p> <p>1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots:</p> <p style="padding-left: 40px;">a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."</p> <p style="padding-left: 40px;">b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."</p>
Peel District School Board (July 5, 2021)	<p>The Board requires the inclusion of the following conditions in the Conditions of Draft Approval as well as the Engineering Agreement:</p> <p>Prior to final approval, the City of Mississauga shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.</p> <p>The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:</p> <p style="padding-left: 40px;">a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."</p> <p style="padding-left: 40px;">b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board."</p> <p>The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchases that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board's Transportation Policy.</p>
City Community Services Department – Park Planning Section (June 24, 2021)	<p>An Arborist Report with a Tree Inventory Plan prepared by Palmer, dated February 26, 2021 was submitted and has been reviewed. The information provided is incomplete and a satisfactory Tree Inventory Plan is required to assess existing site conditions.</p>

Agency / Comment Date	Comments
Economic Development Office (August 5, 2021)	The proposed grade related commercial uses have been reviewed and staff are requesting to add permissions for additional commercial/office uses at grade.
City Transportation and Works Department (June 23, 2021)	<p>Technical reports and drawings have been submitted and are under review to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.</p> <p>Based on a review of the materials submitted to date, the owner has been requested to provide additional technical details and revisions prior to the City making a recommendation on the application, as follows:</p> <p><u>Stormwater</u> A Functional Servicing and Stormwater Management Report dated March 2021, prepared by UrbanWorks Engineering Corp. was submitted for review. The purpose of the report is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, watercourses, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site. Mitigation measures may include improvements to existing stormwater servicing infrastructure, new infrastructure, and/or on-site stormwater management controls.</p> <p>The applicant is proposing to utilize existing sewer infrastructure to service the development lands, and to implement on-site stormwater management controls for the post-development discharge.</p> <p>The applicant is required to provide further technical information to demonstrate:</p> <ul style="list-style-type: none"> <li>• the 100-year ponding depth;</li> <li>• whether any external flow from the adjacent properties need to be accommodated; and</li> <li>• that the existing storm sewer and outlet are in good condition.</li> </ul> <p><u>Traffic</u> Traffic Impact Study (TIS) prepared by LEA Consulting Ltd. dated March 2021 was submitted in support of the proposed development and a full review has been completed by Transportation and Works staff. Based on the information provided to date, staff are not satisfied with the study and require further clarification on the information provided.</p> <p>The applicant is required to provide the following information as part of subsequent submissions, to the satisfaction of the Transportation and Works Department:</p> <ul style="list-style-type: none"> <li>• An updated TIS addressing all staff comments;</li> <li>• Satisfactory plans for the future internal road right-of-way widths and road configuration; and</li> <li>• Address any traffic concerns from the community related to the proposed development.</li> </ul> <p><u>Environmental Compliance</u></p> <p>Phase One Environmental Site Assessment (ESA)(ref# 2003-E004), Dated April 28, 2020, prepared by Soil Engineers Ltd. Was submitted for review. This ESA indicated that there may be contamination on the site and as such, a Phase Two ESA is required.</p>

Agency / Comment Date	Comments
	<p>The applicant is required to provide further technical information as part of a subsequent submission, including:</p> <ul style="list-style-type: none"> <li>• Phase Two ESA</li> <li>• Reliance Letter for the Phase I ESA report</li> <li>• Dewatering Commitment Letter</li> <li>• Monitoring Wells Decommissioning Letter</li> </ul> <p>Please note that a Record of Site Condition (RSC) filing for the property is required prior to By-law enactment.</p> <p><u>Noise</u> An Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd. dated March 25, 2021, was submitted for review. The noise study evaluates the potential impact both to and from the proposed development and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road, light rail, aircraft traffic, nearby commercial properties, and mechanical equipment of other residential buildings in the vicinity. Noise mitigation measures will be required. The applicant is required to update the report with further information in order to evaluate the feasibility of proposed mitigation measures and confirm how noise levels from light rail and other stationary sources may affect this development.</p> <p>A future Site Plan application is required and will ensure the mitigation measures are installed.</p> <p><u>Engineering Plans/Drawings</u> The applicant has submitted a number of technical plans and drawings (i.e. Grading and Servicing Plans), which need to be revised as part of subsequent submissions, in accordance with City Standards.</p>
Credit Valley Conservation (August 17, 2021)	<p>The subject site is located adjacent to Mary Fix Creek. This portion of the creek plays an important linkage function in the City's natural heritage, and flood mitigation system. An Environmental Impact Study (EIS) prepared by Palmer, dated March 3, 3031 was submitted and reviewed, and staff have request additional information be provided.</p> <p>The following plans were also reviewed and are required to be amended and/or updated:</p> <ul style="list-style-type: none"> <li>• A Storm Water Management Plan</li> <li>• A Restoration/Landscape Plan</li> <li>• Erosion and Sediment Control (ESC)</li> <li>• Geotechnical Assessment</li> <li>• Site Grading Plan</li> </ul>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> <li>- GO Transit - Metrolinx</li> <li>- Greater Toronto Airport Authority</li> <li>- HULRT Office</li> <li>- Enbridge Gas</li> </ul>

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> <li>- Alectra Utilities</li> <li>- Canada Post</li> <li>- Rogers Cable</li> </ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> <li>- Ministry of Transportation</li> <li>- Trillium Health Partners</li> </ul>

## Development Requirements

There are engineering matters including: grading, environmental, engineering, servicing and stormwater management that will require the applicant to enter into agreements with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

## 8. Section 37 Community Benefits (Bonus Zoning)

Should these applications be approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

## 9. Next Steps

Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Is the proposed development compatible with the existing and planned character of the area given the proposed massing and building height?
- Are the proposed zoning by-law exception standards appropriate?

Upon satisfying the requirements of various City departments and external agencies, the Planning and Building Department will bring forward a recommendation report to a future Planning and Development Committee meeting. It is at this meeting that the members of the Committee will make a decision on the applications.

## Recommendation Report Detailed Planning Analysis

**Owner: 2683340 Ontario Inc.**

**255 Dundas Street West**

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## 1. Community Comments

Comments from the public were generally directed towards the appropriateness of the built form in this location, loss of view, loss of privacy due to overlook, shadow impacts, noise, spillover parking on Parkerhill Road, loss of the commercial plaza and anticipated disruption/nuisance from construction. Below is a summary and response to the specific comments.

### Comment

Intensification and high density should be directed to the downtown area near Square One.

### Response

The proposed height and density was evaluated against the intensification policies in Mississauga Official Plan (MOP) and found to be appropriate. The building's height is focused on the Dundas Street West frontage and steps down toward the lower density neighbourhood to the north. The proposed development intensifies an underutilized parcel within the Cooksville Neighbourhood Character Area (West) in accordance with the Residential High Density designation of MOP. The subject site is located along an Intensification Corridor and Higher Order Transit Corridor and the proposed compact development is transit supportive.

### Comment

Concern with the loss of the existing view of the creek and privacy due to overlook and shadow impacts.

### Response

The building's height is focused on the Dundas Street West frontage and steps down toward the lower density neighbourhood to the north, reducing the overlook and shadowing impacts on adjacent lands. See the revised site plan and elevations under Section 8 of this Appendix.

### Comment

There will be increased traffic and on-street parking on the street that will lead to decreased safety, especially for children who may be at the nearby park.

### Response

A Traffic Impact Study (TIS) submission provided by LEA Consulting Ltd. dated March 2021 and revised in March 2022 in support of the proposed development, was deemed satisfactory by the City's Transportation and Works Department. It has been determined that the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.

A parking justification was provided as part of the TIS by LEA Consulting Ltd. dated March, 2021. The Transportation and Works Department reviewed and commented on the report. The proposed parking rates were found satisfactory based on the anticipated parking utilization rates on the site. The proposed development is located on Dundas Street West, which is identified as an intensification corridor and is planned for higher order transit. If on-street parking becomes an issue, the City can consider imposing parking restrictions.

### **Comment**

Concern with anticipated disruption and nuisance from construction.

### **Response**

The City requires the submission of a Construction Management Plan that will require the owner to ensure minimal disturbance to the surrounding neighbourhood. Should there be cause for complaint, residents can call 311 and City staff will respond accordingly.

### **Comment**

Loss of commercial plaza.

### **Response**

Although it is not complete replacement, some commercial uses are proposed on the ground floor of the proposed building.

## **2. Updated Agency and City Department Comments**

### **UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**

The applications were circulated to all City departments and commenting agencies on April 14, 2021. A subsequent submission were circulated on April 1, 2022. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

### **Transportation and Works**

Technical reports and drawings have been submitted to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project in accordance with City requirements.

### **Storm Drainage**

The Functional Servicing Report (FSR) and Stormwater Management Report indicate that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious area from the proposed development and/or impact to the receiving municipal drainage system, on-site stormwater management controls for the post development discharge is required.

Additional technical information is required on the stormwater servicing concept to determine how the 5 mm (0.2 in.) retention requirement will be met. Water reuse on site is being pursued and a green roof is proposed as a low impact development design feature. Additional information is required to demonstrate a satisfactory groundwater management strategy through the submission of a Hydrogeological Report.

### **Environmental Compliance**

The Phase One Environmental Site Assessment (ESA) report, dated April 28, 2020, prepared by Soil Engineers Ltd. indicates that further investigation is required. The requirements regarding a Phase Two ESA, a Temporary Discharge to Storm

Sewer Commitment Letter and written confirmation (a plan or proof of decommissioning) for the existing monitoring wells remain outstanding. In addition, a certification letter by a Qualified Person will be required, stating that the land to be dedicated to the City is environmentally suitable for the proposed use.

As the land use is changing from a less sensitive to a more sensitive use, a Record of Site Condition is required to be filed in accordance with O. Reg. 153/04 as a condition of lifting the “H” holding provision. A copy of the RSC and all supporting documentation must be provided to the City once it has been acknowledged by the Ontario Ministry of the Environment, Conservation and Parks.

### **Traffic**

Two (2) traffic impact study (TIS) submissions were provided by LEA Consulting Ltd. in support of the proposed development. Each submission was reviewed and audited by the City’s Transportation and Works Department. The second submission, dated March 2022, complied with the City’s TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 200 new two-way auto trips (78 inbound, 122 outbound) in the weekday AM peak hour, and 223 new two-way auto trips (124 inbound, 99 outbound) in the weekday PM peak hour. However, applying the trip reduction for the existing use, the projected trips are 56 (0 inbound, 56 outbound) in the AM and 19 (23 inbound, -3 outbound) in the PM peak hour.

The study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions even with the additional traffic generated by the proposed development.

The applicant is required to provide a draft reference plan showing the future right of way widths and sight triangle to the satisfaction of the Transportation and Works Department prior to lifting of the ‘H’ symbol.

### **Noise**

An Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd. dated March 25, 2021, was submitted for review. The noise study evaluates the potential impact both to and from the proposed development and road traffic on Dundas Street West, Confederation Parkway and Parkerhill Road. Noise mitigation will be required in the form of upgraded building components and mitigation measures to reduce any negative impacts. Final details related to noise mitigation requirements will be further addressed at the site plan stage and will ensure the mitigation measures are installed.

### **Construction**

While some disturbances associated with construction can be expected, the impacts will be temporary. Should the applications be approved, a Construction Management Plan (CMP) will be required prior to building activities on site. Mud tracking will be managed through the City’s Lot Grading and Municipal Services Protection By-law and construction will also

be subject to the City's Noise Control By-law, which regulates the period of time when construction equipment can be in operation within residential areas.

### **Other Engineering Matters**

The applicant has submitted a number of technical plans and drawings (i.e. Grading and Servicing Plans), which will be further addressed as part of future 'H' removal application. A Development Agreement will be required to capture any municipal infrastructure works, land dedication and easements as well as any additional requirements, provisions and clauses related with the development of the lands.

### **"H" Holding Symbol**

Should the rezoning application be approved in principle, the outstanding technical matters noted above, including the requirement for a Development Agreement, are to form part of the conditions to remove the 'H' holding symbol.

### **Credit Valley Conservation (CVC)**

Comments updated in June 2022 state that revisions are required to a number of drawings to appropriately delineate the existing flood line. In addition, the proposed dry swale is to be relocated outside of the Long Term Stable Slope Line. Certain other stormwater management control features are also recommended to be relocated to allow proper distance from Mary Fix Creek. While the Environmental Impact Study is generally acceptable, some additional information has been

requested. CVC is also recommending amendments to the landscape plan to include more native species and acceptable erosion control within the buffer adjacent to Mary Fix Creek. These outstanding matters will be included as a condition of the 'H' holding symbol removal on the lands.

### **Community Services**

The 10.0 m (32.8 ft.) setback adjacent to Mary Fix Creek has been deemed acceptable. The setback is to be split with a 7.0 m (22.9 ft.) naturalized buffer measured from the largest constraint (top of bank, stable slopes) that will be dedicated gratuitously to the City and zoned **G1**, and a 3.0 m (9.8 ft.) landscape buffer, which can be used to accommodate grading, drainage and tiebacks to ensure no encroachment into the **G1** Zone. All proposed grading/drainage features, shoring, tiebacks and maintenance must be located within the 3.0 m (9.8 ft.) landscaped buffer, which will remain in private ownership along the west property line.

### **School Accommodation**

On May 27, 1998, Council adopted Resolution 152-98 which, among other things requires that a Bill 20 development application include the following as a condition of approval:

Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational

facilities have been made between the developer/applicant and the School Boards for the subject development.

In comments, dated June 30, 2022, the Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.

### **3. *Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)***

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

## **4. Consistency with PPS**

The Public Meeting Report dated December 17, 2021(Appendix 1) provides an overview of relevant policies found in the PPS. The PPS includes policies that allow for a range of intensification opportunities and appropriate development standards, including:  
 Section 1.1.3.1 of the PPS states that settlement areas shall be the focus of growth and development.

Section 1.1.3.2 of the PPS requires development to reflect densities and a mix of land uses which efficiently use land and resources, are appropriate for and efficiently use infrastructure and public service facilities and are transit supportive.

Section 1.1.3.3 of the PPS states that planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock.

Section 1.1.3.4 of the PPS states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.

The subject site and development proposal represents an opportunity to intensify the use of the land, increase the range of housing options in the area while avoiding environmental

health or safety concerns. As outlined in this report, the proposed development supports the general intent of the PPS.

## 5. Conformity with Growth Plan

The Growth Plan was updated May 16, 2019, in order to support the "More Homes, More Choice" government action plan that addresses the needs of the region's growing population. The new plan is intended, amongst other things, to increase the housing supply and make it faster and easier to build housing. Pertinent changes to the Growth Plan include:

- The Vision for the Growth Plan now includes the statement that the Greater Golden Horseshoe will have sufficient housing supply that reflects market demand and what is needed in local communities.
- Section 2.2.1.2 c) states the within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities.
- Section 2.2.2.3 requires municipalities to encourage intensification generally throughout the delineated built-up area. Previous wording referred to encouraging intensification to generally achieve the desired urban structure.
- Section 2.2.2.3 also directs municipalities to identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas.

The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale. The proposed development conforms to the Growth Plan as it is intensifying an underutilized site and utilizing existing

municipal infrastructure and supporting transit use as it is located on an intensification corridor and a higher order transit corridor.

The policies of the Greenbelt Plan and the Parkway Belt Plan are not applicable to these applications.

## 6. Region of Peel Official Plan

As summarized in the public meeting report dated January 10, 2022 (Appendix 1), the proposed development does not require an amendment to the Region of Peel Official Plan. The subject property is located within the Urban System of the Region of Peel. General Objectives in Section 5.3.1 and General Policies in Section 5.3.2 direct development and redevelopment to the Urban System to achieve pedestrian friendly and transit supportive intensification.

The proposed development conforms to the ROP as it is an appropriate development that is transit supportive and efficiently uses land to contribute to housing choices in the neighbourhood.

## 7. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan Policies for the Cooksville Neighbourhood Character Area (West), to permit up to a 14 storey mixed use



building with a floor space index of 3.66, and a naturalized 7.0 m (22.9 ft.) buffer adjacent to Mary Fix Creek. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

Planning staff have undertaken an evaluation of the relevant policies of the PPS, Growth Plan and MOP, including those found in Section 19.5.1 against this proposed development application.

The following is an analysis of the key policies and criteria:

#### *Directing Growth*

The subject site is located in the Cooksville Neighbourhood Character Area (West), on the north side of Dundas Street West, west of Parkerhill Road.

The subject site is designated **Mixed Use** which permits a variety of commercial, retail and personal service shops along with residential uses that are in conjunction with other permitted uses.

#### *Compatibility with the Neighbourhood*

Intensification within Neighbourhoods is to be compatible in built form and scale to surrounding development and will be sensitive to the existing and planned context. The site is located within the Cooksville Neighbourhood Character Area (West), on an Intensification Corridor intended for Higher Order Transit. A range of uses are permitted in the node including both residential and retail commercial. The surrounding lands are designated **Residential High Density** to the east, which permits residential apartment dwellings, **Mixed Use** to the south, which permits a range of residential and retail commercial, and **Greenlands** to the west which permits conservation and flood management. The proposed building has been designed with the majority of the height and massing being located along the Dundas Street West frontage and Mary Fix Creek. The building then steps down toward the existing low density residential to the north. This design reduces shadow impact and overlook issues making this an appropriate transition to the adjoining lands. The proposed development

results in a land use that is compatible with the existing and planned context of Dundas Street West.

The Dundas Connects Master Plan was approved by PDC on July 5, 2022 with the implementing documents scheduled for the Council meeting on August 10, 2022. Dundas Connects recommends a maximum height of 12 storeys for this site. After a detailed analysis of the materials submitted in support of this application, staff are able to support the additional 2 storeys being proposed. The majority of the building falls within the 12 storey maximum, with only a small portion at the southwest corner that rises 2 storeys above. The thirteenth and fourteenth storey also have floor plates of 670 m<sup>2</sup> (7,211.8 sq. ft.) and 621 m<sup>2</sup> (6,684.3 sq. ft.) respectively. The building's design maximizes the efficiency of the property and the stepping down of the building heights toward the north allows for an appropriate transition to the existing neighbourhood.

#### *Services and Infrastructure*

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure is adequate to support the proposed development.

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site.

The site is currently serviced by the following MiWay Transit routes:

- Route 1 on Dundas Street West having direct access to the Kipling GO and TTC Subway Station

- Route 28 on Confederation Parkway that leads to City Centre Transit Terminal to the north and Trillium Health Centre to the south
- Route 101 and 101A along the Dundas Express route which terminated at U of T Mississauga to the west and Kipling GO and TTC Subway Station to the east

There is a transit stop on Dundas Street West within 75 m (246 ft.) of the site.

Dundas Street is planned for Bus Rapid Transit (BRT). The Dundas Connects Master Plan (2018) was undertaken to take a coordinated view of the corridor from a land use and transportation perspective ([Dundas Connects Master Plan – City of Mississauga](#)) in support of higher order transit along Dundas Street. The City has built upon the previous Dundas Connects Master Plan (2018) and is currently developing the preliminary design and obtaining Environmental Assessment approvals to proceed with the implementation of the Dundas BRT corridor. Furthermore, the City has made a submission for implementation funding through the Investing in Canada Infrastructure Program for the initial segment between Confederation Parkway and Etobicoke, and a decision is pending.

There are signed bicycle routes along Hillcrest Avenue and Fairview Road West and other dedicated bicycle lanes on Confederation Parkway and Kirwin Avenue. The surrounding parks, including Brickyard Park, Dr. Martin Dobkin Park and Richard Jones Park are equipped with multi-use trails.

For these reasons, these applications are consistent with MOP, the Region of Peel Official Plan, the Growth Plan for the Greater Horseshoe and the PPS.

The applicant has provided a revised site plan and elevations as follows:





South Elevation



East Elevation

## 9. Zoning

The proposed **RA4 – Exception** (Apartments) is appropriate to accommodate the proposed 14 storey (stepped) apartment building with a 6 storey podium containing ground floor commercial uses, with an FSI of 3.7. The proposed **G1** (Greenlands) zone is appropriate to accommodate a naturalized buffer between the property and Mary Fix Creek.

Below is an updated summary of the proposed site specific zoning provisions:

### Proposed Zoning Regulations

Zone Regulations	RA4 Base Zone Regulations	Proposed RA4 - Exception Zone Regulations
Maximum <b>Floor Space Index (FSI)</b>	1.0	3.7
Minimum <b>Front and Exterior Side Yard</b>	<p>For that portion of the dwelling with a height less than or equal to 13.0 m (42.6 ft.) - 7.5 m</p> <p>For that portion of the dwelling with a height greater than 13.0 m (42.6 ft.) and less than or equal to 20.0 m - 8.5 m</p> <p>For that portion of the dwelling with a height</p>	2.0 m (6.5 ft.)

Zone Regulations	RA4 Base Zone Regulations	Proposed RA4 - Exception Zone Regulations
	<p>greater than 20.0 m (65.6 ft.) and less than or equal to 26.0 m (85.3 ft.) - 9.5 m (31.1 ft.)</p> <p>For that portion of the dwelling with a height greater than 26.0 m (85.3 ft.) -10.5 m</p>	
Permitted accessory Uses	Limited to a retail store, personal service establishment, financial institution, office and medical office - restricted	To add restaurant and take-out restaurant to the list of permitted accessory uses
Minimum setback from a sight triangle		0.0 m (0.0 ft.)
Minimum number of resident parking spaces	<p>1.00 resident space per studio unit</p> <p>1.25 resident spaces per one-bedroom unit</p> <p>1.40 resident spaces per two-bedroom unit</p> <p>1.75 resident spaces per three-bedroom unit</p>	0.85 per unit

Zone Regulations	RA4 Base Zone Regulations	Proposed RA4 - Exception Zone Regulations
Minimum number of non-residential/visitor parking spaces	0.20 visitor spaces per unit	0.15 per spaces per unit
Part 4: Residential Zones		
<b>Accessory Uses</b>	Accessory uses are limited to a retail store, personal service establishment, financial institution, office and medical office - restricted	Shall not apply
<b>Maximum Floor Space Index – Apartment Zone</b>	1.8	Shall not apply
<b>Minimum setback from a parking structure</b> completely below finished grade, inclusive of external access stairwells, to any lot line	3.0 m (9.8 ft.)	Shall not apply
In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

## 10. Community Benefits Charge

Schedule 17 of Bill 197, *COVID-19 Economic Recovery Act*, 2020, amended the *Planning Act*. The Section 37 Height/Density Bonus provisions are replaced with the Community Benefit Charge (CBC) provisions, implemented by a CBC By-law passed by Council. Section 37 of the *Planning Act* now allows municipalities to impose a CBC on land to fund costs related to growth. Funds collected under CBC will be to fund projects City-wide and Council will be requested at budget time each year to spend or allocate CBC funds to specific projects in accordance with the CBC Strategy and Corporate Policy.

In response to this legislative change, Council passed the City's new CBC By-law on June 22, 2022, which will be administered by the Corporate Services Department, Finance Division. The by-law specifies to which types of development and redevelopment the charge applies, the amount of the charge, exemptions and timing of charge payment. The CBC is 4% of the value of the land. A land appraisal is required in order to determine the applicable CBC in each case.

As the subject proposal is more than 5 storeys and contains 10 or more residential units in total, the CBC will be applicable and will be payable at the time of first building permit.

## 11. "H" Holding Symbol

Should this application be approved by Council, staff will request an "H" Holding Symbol which can be lifted upon:

- Arrangements to be made with respect to the Community Benefits Charge to the satisfaction of the City
- Receipt of satisfactory Functional Servicing Report (FSR)
- Receipt of a Phase Two Environmental Site Assessment
- Receipt of a Temporary Discharge to Storm Sewer Commitment Letter
- Receipt of written confirmation (a plan or proof of decommissioning) for the existing monitoring wells
- Receipt of a Record of Site Condition
- Receipt of a signed Development Agreement
- Receipt of a satisfactory Draft R Plan showing future right of way widths and sight triangle
- Receipt of satisfactory Grading and Servicing Plans
- Finalization of the lands to be dedicated for a naturalized buffer along Mary fix Creek to the satisfaction of the Community Services Department and the CVC
- Receipt of an Environmental Impact Study to the satisfaction of Credit Valley Conservation and the City's Transportation and Works Department
- Receipt of an amended Sun/Shadow Study to the satisfaction of Development Planning Department
- Receipt of an amended Noise Study to the satisfaction of Development Planning Department



## 12. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. Site Plan application SP 21-67 W7 has been circulated and comments have been provided.

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions to the site plan may be needed to address matters such as stormwater management, building materiality and landscape features.

## 13. Green Development Initiatives

The applicant has identified that the following green development initiatives will be incorporated into the development:

- Green roof
- Low Impact Development techniques to address stormwater management
- Buffer to Mary Fix Creek will be restored and dedicated to the City

## 14. Conclusions

In conclusion, City staff has evaluated the applications to permit a 14 storey (stepped) apartment building with a 6 storey podium containing ground floor commercial uses, against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The application is seeking to intensify an underutilized parcel within the Cooksville Neighbourhood Character Area (West) in accordance with the **Residential High Density** designation of MOP. The subject site is located along an Intensification Corridor and Higher Order Transit Corridor and the compact development is transit supportive. The proposal is compatible with adjacent uses and provides for a built form that supports a mix of housing types, tenures and at varying price points to accommodate households of many income levels.

Staff are of the opinion that the applications are consistent with and conform to Provincial, Region and City planning instruments. Staff has no objection to the approval of these official plan and rezoning applications subject to the recommendations provided in the staff report.